

## MINUTES

A meeting of the Alabama Real Estate Commission was held March 19, 2026, at the office of the Alabama Real Estate Commission, 1201 Carmichael Way, Montgomery, Alabama.

The meeting, having been duly noticed in accordance with the Alabama Open Meetings Act, was called to order by Commission Chair Betsy Echols at 9:00 a.m.

Chair Echols called the roll, and the following Commissioners indicated their presence with a spoken "present": Commissioners Kim M. Barelare, Emmette Barran, Jimmie Ann Campbell, Betsy Echols, Terri C. May, Deborah Lucas Robinson, and Juanita Taggart Jones. Commissioners James L. Dye and Randy McKinney were absent with notice. A quorum was declared.

Commission staff members in attendance for all or part of the meeting were Assistant Executive Director Wendy Mae Alkire, General Counsel Starla Leverette, Investigators Marshall Simons, Rickey Fennie, Liz Allen and K.C. Baldwin, Legal Assistant Emily Stuart, Auditor Denise Blevins, Education Director Ryan Adair, Licensing Director Anthony Griffin, Accounting Director Jason Clifton, Communications and Public Relations Director Lori Fennie, Executive Assistant Amber Moore, Information Technology Director Eric Aldridge, and Information Technology Systems Administrator Chris Prestridge. The Hearing Officer was Jim Hampton.

The Pledge of Allegiance was recited in unison.

### APPROVAL OF THE MINUTES

Chair Echols asked for a motion to approve the minutes of the February 19, 2026, Commission meeting. Commissioner Barelare made a motion to approve the minutes of the February 19, 2026, meeting. Commissioner Barran seconded the motion, and the motion passed 6-0-1, with Commissioner May abstaining due to her absence from the February meeting.

### COMMISSIONER DISCUSSION

#### **Request to Approve Extension of 90-day Filing Deadline for June Broker, Reciprocal Broker and Reciprocal Salesperson Examinees to October 1, 2026**

Each renewal year, since 2002, Commissioners have approved allowing June examinees the option to have their license issued on October 1, if they so choose. The reason this request for approval is made each renewal year is that June examinees will have 90 days to submit their application for licensure and their 90-day expiration day can be anywhere from September 1-September 30, depending on which day in June the exam was passed. Without this extension, June examinees will pay a full year license fee for less than a month and must turn around and pay again to renew it. The Commission gives notice to all broker and reciprocal examinees in July, August and September that they have the option to have their license issued and renew it prior to October 1 or wait and have their license issued on October 1; thereby, having a 2027-2028 license issued.

The request was not made for June Temporary Salesperson examinees because Temporary Salesperson licenses are not renewed.

Chair Echols asked for a motion regarding the request. Commissioner Barelare made a motion to approve the extension of the 90-day filing deadline for June Broker, Reciprocal Broker, and Reciprocal Salesperson examinees to October 1, 2026. Commissioner Campbell seconded the motion, and the motion passed unanimously 7-0-0.

## **Request for Approval to File Proposed Amendment to Rule 790-X-3-.03 with Legislative Services Agency**

General Counsel Leverette presented a proposed amendment to Rule 790-X-3-.03 to the commissioners and requested approval to submit it to the Legislative Services Agency. She said this rule was developed by a task force that included Commissioners Dye and Barelare, Director Poe, Assistant Director Alkire, and Cindy West. The rule amendment will clarify the distribution of earnest money overages and allow the qualifying broker to return the funds to the buyer within certain guidelines.

Chair Echols asked for a motion regarding proposed the proposed amendment to Rule 790-X-3-.03. Commissioner Barran made a motion to move forward with the proposed amendment to Rule 790-X-3-.03 and submit it to the Legislative Services Agency for public comment. Commissioner Taggart Jones seconded the motion, and the motion passed unanimously 7-0-0.

### **EXECUTIVE DIRECTOR'S REPORT**

Assistant Executive Director Alkire presented the Executive Director's report in the absence of Executive Director Dr. Vaughn T. Poe. She began by reminding commissioners that the Statement of Economic Interests filing to the Alabama Ethics Commission was due on or before April 30, 2026.

She then asked General Counsel Leverette to introduce the two newest members of the Legal Division team, Liz Allen and Emily Stuart. Ms. Alkire added that the Commission is still working to hire a few more positions.

She said there have been no Recovery Fund payouts over the past 30 days. The amount paid to other state agencies for FY2026 is \$324,282.57.

There are 42,719 total licenses issued, with 36,999 unique people licensed. She reported that the growth rate was currently 7.8 new license applications processed per day, with 220 total new licenses issued in February. A comparison of the current total license number to the number from five years ago shows a 25% increase.

The Commission will offer two instructor trainings in 2026. On April 24, Anne Powell will provide training for the current *Risk Management: Initial Contact to Accepted Offer* course. Instructors who are already approved to teach the course may attend for a refresher. This training will be offered in the Commission's training room. On May 15, Anne Powell and Laurye Brunson will provide training for the new course, *Risk Management: From Signed to Sold*, which was developed by a task force in 2025. All instructors who desire to teach the new mandatory Risk Management course must attend this training, which will be held at Frazer Church in Montgomery, Alabama.

Ms. Alkire provided an update on activity in the Legal Division. The auditors performed 20 company audits and three assistance visits in February. The Legal Division processed 563 complaints in FY2025, while 162 have been filed so far in FY2026.

Ms. Alkire reported that several members of the Commission staff and Commissioner Lucas Robinson attended ARELLO's Legal Exchange March 9-11 in Charleston, SC. Ms. Alkire said General Counsel Leverette served as committee chair of the productive and informative event, and that Ms. Leverette represented the Commission and ARELLO well. Commissioner Lucas Robinson commented that it was a great opportunity to see the Commission staff operating flawlessly during the event. She commended the Commission staff who were present at the conference, as well as the staff who continued to maintain operations back at the Commission office in Alabama. She said valuable information was presented that was relevant to the commissioners' work.

Ms. Alkire concluded the Executive Director's report by stating that the March 19 edition of Coffee with the Commission featured an overview of common license law violations presented by her and Chief Investigator Marshall Simons. Nearly 80 attendees tuned in for the informative and interactive session.

#### **HEARINGS – 9:30 a.m. Docket**

##### **Jason David Wetherington – Application for Real Estate Temporary Salesperson License, Case Number 26-105**

Upon discussion of the evidence and testimony presented in this matter, Commissioner Campbell made a motion to approve Mr. Wetherington's application. Commissioner May seconded the motion, and the motion passed unanimously 7-0-0.

##### **Katrina Roshelle Banks – Application for Real Estate Temporary Salesperson License, Case Number 26-100**

Upon discussion of the evidence and testimony presented in this matter, Commissioner Barelare made a motion to approve Ms. Banks' application. Commissioner May seconded the motion, and the motion passed unanimously 7-0-0.

##### **Keioko Jamise Milton – Application for Real Estate Temporary Salesperson License, Case Number 26-065**

Upon discussion of the evidence and testimony presented in this matter, Commissioner Barran made a motion to approve Ms. Milton's application, contingent upon Ms. Milton providing proof that restitution has been paid in full within 60 days of receipt of the order. Commissioner Lucas Robinson seconded the motion, and the motion passed 6-1-0 with Commissioner May voting against the motion.

##### **Alabama Real Estate Commission VS. Pamela Sharp and Starfish Realty LLC, Case Number 26-067**

Pamela Sharp, Qualifying Broker, Bon Secour, Alabama and Starfish Realty LLC, Company, Gulf Shores, Alabama were charged on **Count 1** for violating *Code of Alabama, 1975, Section 34-27-36(a)(19)* by failing, in accordance with *Code of Alabama, 1975, Section 34-27-82(c)*, to provide as soon as reasonably possible written disclosure forms for signature to its clients describing the alternative types of brokerage services that are available to clients and customers of real estate brokerage companies; on **Count 2** for violating *Code of Alabama, 1975, Section 34-27-36(a)(19)* by failing, in accordance with *Alabama Administrative Code Section 790-X-3-.04*, to obtain the signature of the clients on estimated closing statements when procuring from or presenting an offer to their clients; and on **Count 3** for violating *Code of Alabama, 1975, Section 34-27-36(a)(31)* by failing to keep in their files copies all records pertinent to real estate transactions for a period of three years.

Pamela Sharp, Qualifying Broker, Bon Secour, Alabama was charged on **Count 4** for violating *Code of Alabama, 1975, Section 34-27-36(a)(26)* by engaging in dishonest dealings, bad faith, or untrustworthiness in providing RECAD forms and an estimated closing statement form that was dated well after the closings on the properties and after the audit was initiated.

Upon discussion of the evidence and testimony presented in this matter, General Counsel Starla Leverette said **Counts 1 and 2** were dismissed. On **Count 3**, Commissioner Barran made a motion to find Ms. Sharp and Starfish Realty LLC guilty, to impose a fine of \$1,500 each, and to require Ms. Sharp to complete continuing education in Broker Management, Risk Management, and License Law, which may be used toward the Commission requires for 2026 license renewal. Commissioner Campbell seconded the motion, and the motion passed unanimously 7-0-0. On **Count 4**, Commissioner Taggart Jones made a motion to find Ms. Sharp guilty and to impose a fine of \$1,000. Commissioner Barran seconded the motion, and the motion passed

unanimously 7-0-0.

**Gwendolyn Woods – Hardship Request to Renew Lapsed Salesperson License, Case Number 26-157**

Upon discussion of the evidence and testimony presented in this matter, Commissioner Barelare made a motion to approve Ms. Woods’ application, contingent upon her payment of late renewal fees in the amount of \$335 within 10 days of receipt of the order. Commissioner Taggart Jones seconded the motion, and the motion passed 6-1-0, with Commissioner May voting against the motion.

**Nakia Littlejohn – Hardship Request to Renew Lapsed Salesperson License, Case Number 26-121**

Upon discussion of the evidence and testimony presented in this matter, Commissioner Barelare made a motion to approve Ms. Littlejohn’s application, contingent upon her payment of late renewal fees in the amount of \$335 within 10 days of receipt of the order. Commissioner Barran seconded the motion, and the motion passed 6-1-0, with Commissioner May voting against the motion.

**Alabama Real Estate Commission VS. Tim Reddock, Southeast Commercial Partners LLC and dba Southeast Living Realty, Case Number 26-156**

General Counsel Leverette advised Commissioners that this case had been continued to the May 21, 2026, meeting.

Chair Echols asked for a motion to remain in open session or go into executive session to deliberate on the cases on the docket in accordance with the Alabama Open Meetings Act, *Code of Alabama* 36-25A-7(a)(9). Commissioner Barelare made a motion that Commissioners go into executive session until 10:30 a.m. to deliberate these cases in accordance with the Alabama Open Meetings Act, *Code of Alabama* 36-25A-7(a)(9). Commissioner Barran seconded the motion, and the motion passed unanimously 7-0-0.

At 10:56 a.m., commissioners returned with all commissioners named during the initial 9:00 a.m. roll call present. Chair Echols asked for a motion to return to open session. Commissioner Barran made a motion to return to open session. Commissioner Campbell seconded the motion, and the motion passed unanimously 7-0-0.

**Confirm May 21, 2026, Meeting Date and Location for the Record:** Thursday, May 21, 2026, 9:00 a.m., in Birmingham, Alabama, at Samford University.

**Next Commission Meeting:** Thursday, April 23, 2026, at 9:00 a.m. in Montgomery, Alabama.

There being no further business, Commissioner Lucas Robinson made a motion to adjourn the meeting at 11:02 a.m. Commissioner Taggart Jones seconded the motion, and the motion passed unanimously 7-0-0.

Done this 19th day of March 2026.

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Betsy Echols, Chair

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Amber Moore, Recording Secretary