

**STATE LICENSING BOARD FOR RESIDENTIAL AND GENERAL CONTRACTORS**  
**Residential Contractor Division**  
**August 16, 2017**  
**Open Session Minutes**

The State Licensing Board for Residential and General Contractors, Residential Contractor Division met on Wednesday, August 16, 2017, at the Professional Licensing Boards Division, 237 Coliseum Drive, Macon, Georgia, for the purpose of conducting Board business.

**Members present:**

Timothy Andrew "Andy" Cooper, Division Chairman  
Ted Noe, Division Vice Chairman via teleconference  
William "Bill" Lewis Duck, Jr.  
Keely Meredith Nesmith Fennell  
Robert "Bobby" Joseph Cleveland, Jr.

**Members absent:**

Jarrett McIntosh

**Staff present:**

Deborah Beard , Executive Director  
Amber Burch, Board Support Specialist  
Maximillian Changus, Assistant Attorney General  
Amanda Califf, Complaint/Compliance Analyst

**Visitors:**

None

**Call Meeting to Order:**

At 10:11 a.m., Division Chairman Cooper established that a quorum was present and called the meeting to order.

**Approval of Open Session Minutes:**

A motion was made by Noe, seconded by Duck, and the Board voted to approve the open session minutes of the April 18, 2017 and June 21, 2017 Residential Contractor Division Board meeting. None opposed, motion carried.

**Licenses Issued Report:**

The Residential Contractor Division reviewed the list of applicants that have been previously reviewed and administratively approved by staff and/or by Division Board Members. A motion was made by Fennell, seconded by Cleveland, and the Residential Division voted to ratify 29 Residential Basic Contractor Qualifying Agent, 9 Residential Basic Individual , 30 Residential Basic Company , 2 Residential Light Commercial Individual , 21 Residential Light Company, and 21 Residential Light Qualifying Agents licenses issued from June 1, 2017 through July 31, 2017. None opposed, motion carried.

**Residential Basic Individual**

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|           |                        |           |                        |
|-----------|------------------------|-----------|------------------------|
| RBIO03781 | Eric S Reidinger       | RBIO03786 | Clayton {Patrick White |
| RBIO03782 | Darrell Dean Ruttinger | RBIO03787 | Michael J Ross         |
| RBIO03783 | Brandon Lee Brimmell   | RBIO03788 | Brian Patrick Moylan   |
| RBIO03784 | Mark David Crowley     | RBIO03790 | Spencer R Frye         |
| RBIO03785 | Alan James Watkins     |           |                        |

**Residential Basic Qualifying Agent**

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|            |                           |            |                             |
|------------|---------------------------|------------|-----------------------------|
| RBQA006280 | Paul Thomas Svihla        | RBQA006286 | Johnathan Kyle Vasant       |
| RBQA006281 | Russell Mark Carey        | RBQA006287 | Ramon Alejandro Frangi      |
| RBQA006282 | Rodney Joseph Wright      | RBQA006288 | Reginald Bruce Holland, III |
| RBQA006283 | Johnnie Hollis Richards   | RBQA006289 | Barry Michael Hopper        |
| RBQA006284 | Pablo F Beltran           | RBQA006290 | Shane Austin Johnson        |
| RBQA006285 | Brantley D'Angelo Colbert | RBQA006291 | Kenneth Jarrod Mauney       |

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|------------|---------------------------------|------------|--------------------------|
| RBQA006292 | Russell Dean Melton             | RBQA006301 | Billy Ray Shirley, Jr.   |
| RBQA006293 | David Paul Frank                | RBQA006302 | Michael Arthur Roberts   |
| RBQA006294 | Charles Wayne Finch             | RBQA006303 | Brian Wayne Simmons      |
| RBQA006295 | James Daniel Brinson            | RBQA006304 | Brandon Terry Tennant    |
| RBQA006296 | William Christopher Snavelly    | RBQA006305 | Richard W Foster         |
| RBQA006297 | Alice Denise Williams           | RBQA006306 | Darren William Lodge     |
| RBQA006298 | Eric Gary Munder                | RBQA006307 | James Walsh              |
| RBQA006299 | Raymond Theodore Gunsaulley Jr. | RBQA006308 | William Dewey Giarratano |
| RBQA006300 | Raymond Theodore Gunsaulley Jr. |            |                          |

**Residential Basic Company**

|            |   |            |   |
|------------|---|------------|---|
| RBCO006281 | SFRPro LLC                                      | RBCO006296 | Live Oak Custom Homes and Construction Inc. |
| RBCO006282 | Iron Horse Developments LLC                     |            |   |
| RBCO006283 | Wright Construction and Roofing LLC             | RBCO006297 | Traton Homes LLC                            |
| RBCO006284 | Greystone Grading Inc                           | RBCO006298 | A&T Real Estate LLC                         |
| RBCO006285 | Beltran Construction Inc                        | RBCO006299 | BBI Design Inc.                             |
| RBCO006286 | Georgia Energy Homes LLC                        | RBCO006300 | Majestic Home Improvements LLC              |
| RBCO006287 | New Towne Builders, LLC                         | RBCO006301 | Atlanta Basements LLC                       |
| RBCO006288 | Raymac Remodeling Inc                           | RBCO006302 | Atlanta Custom Builders LLC                 |
| RBCO006289 | The Holland Group Inc.                          | RBCO006303 | The Shirley Group LLC                       |
| RBCO006290 | HB Builders LLC                                 | RBCO006304 | Michael Roberts Custom Homes LLC            |
| RBCO006291 | Twisted Timber Reclaimed & Custom Homes LLC     | RBCO006305 | BFT Construction LLC                        |
|            |   | RBCO006306 | Tennant and Sons Construction LLC           |
| RBCO006292 | Havoc Construction LLC                          | RBCO006307 | FD Communities LLC                          |
| RBCO006293 | Intown Craftsmen Inc.                           | RBCO006308 | Sweetwater Built, LLC                       |
| RBCO006294 | Etion Development LLC                           | RBCO006310 | Walsh Property Investments LLC              |
| RBCO006295 | At Your Service Restoration and Renovation, LLC | RBCO006311 | Core Group Inc.                             |

**Residential Light Commercial Individual**

|            |                      |            |                    |
|------------|----------------------|------------|--------------------|
| RLCI001566 | Joseph Grant Rudolph | RLCI001567 | Anthony Ray Garner |
|------------|----------------------|------------|--------------------|

**Residential Light Qualifying Agent**

|            |                           |            |                         |
|------------|---------------------------|------------|-------------------------|
| RLQA004095 | Michael Joseph Cain       | RLQA004086 | Lance Samuel Parker     |
| RLQA004096 | Norman Kenneth Reid       |            |                         |
| RLQA004097 | Joshua Eugene Waters      | RLQA004087 | Jake Ransom Reynolds    |
| RLQA004098 | Epifanio Clayton Ortiz    | RLQA004088 | Joel Thomas Miller      |
| RLQA004099 | Matthew Travis Barile     | RLQA004089 | David Kenneth Mullikin  |
| RLQA004100 | Brian Keith McFarlin      | RLQA004090 | Farrell E Middleton     |
| RLQA004101 | Melvin Oneal Cooper       | RLQA004091 | Julie Renee Quigley     |
| RLQA004102 | Jorge Lozano Bazan        | RLQA004092 | Bradley Marion McEntyre |
| RLQA004103 | Joseph Ford Hoke          | RLQA004093 | Joseph Grant Rudolph    |
| RLQA004083 | Dennis Elmer Gravitt      | RLQA004094 | Darren Scott Moore      |
| RLQA004084 | Michael G Socci           |            |                         |
| RLQA004085 | Stanley Hamilton Lankford |            |                         |

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**Residential Light Company**

|            |                                    |            |                                    |
|------------|------------------------------------|------------|------------------------------------|
| RLCO004084 | Greater Georgia Contracting Inc.   | RLCO004095 | ATC Group Services LLC             |
| RLCO004085 | Mike Socci Inc.                    | RLCO004096 | Midtown Builders Group LLC         |
| RLCO004086 | Yancey Bros Co.                    | RLCO004097 | Ravenwood Properities LLC          |
| RLCO004087 | Malory Parker Construction Inc.    | RLCO004098 | Waters Building & Design LLC       |
| RLCO004088 | RJ Reynolds Construction LLC       | RLCO004099 | EMC Homes LLC                      |
| RLCO004089 | JTM Construction LLC               | RLCO004100 | Barile Construction and Design LLC |
| RLCO004090 | Infinite Home LLC                  | RLCO004101 | Vertical LLC                       |
| RLCO004091 | Venture Homes Inc.                 | RLCO004102 | AHB General Contractors            |
| RLCO004092 | Woodruff Real Estate Services, LLC | RLCO004103 | Flux Construction Inc.             |
| RLCO004093 | McEntyre Construction Group LLC    | RLCO004104 | Tillman Residential LLC            |
| RLCO004094 | Charter Building Group LLC         |            |                                    |

**Request to Terminate Probation:**

A motion was made by Fennell, seconded by Cleveland, and the Board voted to approve terminating probation for the following licensee(s). None opposed, motion carried.

Lopez, Hector RLQA001822  
Kennedy, Ryan RLCI001529  
Elliott, Scott RLQA003786

**Board Orders:**

A motion was made by Duck, seconded by Cleveland, and the Board voted to accept the following board orders. None opposed, motion carried.

Carpenter, Joseph Consent Agreement for Reinstatement  
Gibbs, Jeb Consent Agreement for Licensure

**Discussion Items:**

**Policy regarding Open Record Requests**

The Residential Contractors Division authorizes staff to deny open records requests for the Division when they pertain to confidential information contained in O.C.G.A. § 43-1-2(k) & 43-1-19(h) except staff may release bond and certificate information, if available. However, all open records or other requests that are received from a law enforcement or government agency shall be presented to the Board for a final determination. If the staff receives an open record request which is out of the ordinary, or a request which staff deems necessary for Board review, the staff shall bring it to the Board for review.

A motion was made by Duck, seconded by Noe to rescind previous policy regarding Open Record Request and accept the above policy regarding Open Record Requests. None opposed, motion carried.

**Policy regarding Financial Responsibility**

A motion was made by Noe, seconded by Duck, and the Board voted to rescind previous policy regarding proof of financial responsibility and remove the \$25,000 line of credit and \$25,000 surety bond as proof of financial responsibility from the Residential Contractors application and Division policy. The Board voted to move forward with current requirements for proof of financial responsibility which are: Bank Credit Reference Form reflecting 24 months history or; \$25,000 Surety Bond or; \$25,000 Line of Credit or \$25,000 Letter of Credit or; I hereby affirm: I (as an individual) have a

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minimum net worth of \$25,000. The business organization for which I am applying as qualifying agent has a minimum net worth of \$25,000. None opposed, motion carried.

**Procedure regarding Applicants who report a bankruptcy in the preceding five years upon submitting an application for licensure to the Division.**

The Residential Contractors Division has designed this procedure in order to expedite the licensure process. The Residential Contractors Division authorizes the board staff to review exam, reinstatement, reactivation, and reciprocity applications and if an applicant reports a bankruptcy that is still active or has been discharged within the last five (5) years of the application and there are no other issues requiring board review, the Cognizant Board Member is granted the authority to do one of the following:

- If exam is required approve the applicant to sit for the exam and upon passing refer the applicant to Legal Services for a Consent Agreement for Licensure by Examination to include probation until bankruptcy is discharged or at least a minimum of 24 months.
- If no exam is required Cognizant may approve the applicant to be referred to Legal Services for a Consent Agreement for Licensure to include probation until bankruptcy is discharged or at least a minimum of 24 months.
- Refer for full board review.
- In all cases, all applications will be presented to and voted on by the full Division.

A motion was made by Fennell, seconded by Noe, and the Board voted to accept the procedure regarding applicants who report a bankruptcy in the preceding five years upon submitting an application for licensure to the Division. None opposed, motion carried.

**Review of Reciprocity Agreements**

A motion was made by Noe, seconded by Fennell, and the Board voted to modify the reciprocity agreement with the Mississippi State Board of Contractors regarding licensure as a Residential Basic Contractor in Georgia. The Board would like to modify part of paragraph (1) from "issue a Georgia General contractor's license to any applicant:" and modify it to read "issue a Georgia Residential Contractor's license to any applicant:" The Residential Contractor Division can only issue a residential contractor license and not a general contractor license. None opposed, motion carried.

A motion was made by Cleveland, seconded by Noe, and the Board voted to reaffirm previous acceptance of the reciprocity agreement with the South Carolina Residential Builders Commission for licensure as a Residential Contractor in Georgia. None opposed, motion carried.

**Correspondence**

A motion was made by Fennell, seconded by Cleveland, and the Board voted to accept the following recommendations regarding correspondence. None opposed, motion carried.

- **Adam Kijowski** - The Board does consider specialty contractor experience when qualifying for licensure as a residential contractor. Individuals must show knowledge of basic residential methods as listed in the specialty contractor categories.
- **Michael Rodger** – Licensure is required as a qualifying agent based on the information submitted.
- **Tom McDonalad**- Refer to O.C.G.A. § 43-41-7.

**Executive Session:**

At 10:58 a.m. a motion was made by Fennell, seconded by Cleveland, and the Board members present voted unanimously to enter into Executive Session in accordance with O.C.G.A. §§ 43-1-2(k), 43-1-19(h), and 50-14-2(1) to

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deliberate on applications, complaints, correspondence, review executive session minutes, and to receive the Assistant Attorney General’s report. None opposed, motion carried.

At the conclusion of the Executive Session on Wednesday, August 16, 2017, Cooper declared the meeting to be “open” pursuant to the Open and Public Meeting Act, O.C.G.A. §§ 50-14-1 et seq. No votes were taken during executive session.

**Open Session:**

**Executive Session Minutes:**

A motion was made by Duck, seconded by Fennell, and the Board voted to approve the executive session minutes of the April 18, 2017 and June 21, 2017 Residential Contractor Division Board meeting. None opposed, motion carried.

**Executive Correspondence:**

A motion was made by Duck, seconded by Fennell, and the Board voted to accept the following recommendations on the correspondence reviewed. None opposed, motion carried.

- **Applicant #2623623 C.R.** - Uphold previous motion
- **Applicant#2688056 R.M.F.** – Deny request to accept NASCLA scores for licensure as a residential contractor, and request applicant submit information on company listed in application. Cognizant Board Member to review upon receipt.

**Applications Report:**

A motion was made by Duck, seconded by Fennell, and the Board voted to accept the following recommendations on the applications reviewed. None opposed, motion carried.

Approve the following applicant(s) to sit for the exam and upon passing exam, issue license.

|         |         |         |         |         |
|---------|---------|---------|---------|---------|
| 2645698 | 2683340 | 2671333 | 2676023 | 2667560 |
| 2667199 | 2671768 | 2672121 | 2682771 | 2675739 |

Approve the following applicant(s) to sit for the exam and upon passing exam, reinstate license.

2675954

Approve the following applicant(s) for licensure by prior approval.

2671488                      2674088

Approve the following applicant(s) to sit for the exam. Upon passing the exam, refer to Legal Services for a Consent Agreement for Licensure by Examination to include twenty-four (24) months’ probation for failure to demonstrate financial responsibility.

2665417                      2677333                      2644173                      2661874

Refer the following applicant(s) to Legal Services for a Consent Agreement for Licensure by Reinstatement to include twenty-four (24) months’ probation for failure to demonstrate financial responsibility.

2672747                      2676857

The following applicant(s) were tabled to the next board meeting.

|         |         |         |         |         |
|---------|---------|---------|---------|---------|
| 2661456 | 2666678 | 2679543 | 2688753 | 2681236 |
|---------|---------|---------|---------|---------|

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|---------|---------|---------|---------|---------|
| 2633056 | 2675972 | 2675850 | 2686354 | 2672117 |
| 2659594 | 2642532 | 2684237 | 2683741 |         |

**Review of Complaint and Compliance Report:**

(RGC= Residential/General Contractors Investigative Case Number)

A motion was made by Duck, seconded by Fennell, and the Board voted to accept the following recommendations on the complaint cases reviewed. None opposed, motion carried.

Close the following case(s) with no action.

|           |           |           |           |           |
|-----------|-----------|-----------|-----------|-----------|
| RGC140174 | RGC170152 | RGC170175 | RGC170317 | RGC170125 |
| RGC140195 | RGC170157 | RGC170200 | RGC180014 | RGC180018 |
| RGC170039 | RGC170176 | RGC170294 | RGC170374 | RGC170125 |
| RGC170310 | RGC170373 | RGC170249 | RGC170263 | RGC170360 |
| RGC160011 | RGC160243 | RGC170348 | RGC180027 |           |
| RGC170281 | RGC160310 | RGC170349 | RGC160222 |           |

Close the following case(s) and refer to the Division of Master and Journeyman Plumbers.  
RGC180001

Close the following case(s) with no action due to no jurisdiction.

|           |           |           |
|-----------|-----------|-----------|
| RGC170340 | RGC180024 | RGC180026 |
|-----------|-----------|-----------|

Close the following case(s) with no action due to no violation.

|           |           |
|-----------|-----------|
| RGC170028 | RGC170166 |
|-----------|-----------|

Close case(s) and accept Consent Order/Agreement.

|           |           |           |           |
|-----------|-----------|-----------|-----------|
| RGC140096 | RGC170071 | RGC170287 | RGC170354 |
| RGC150221 | RGC170267 | RGC170336 | RGC160222 |

Refer the following case(s) to Investigations for a Cease and Desist Order.

|           |           |           |           |
|-----------|-----------|-----------|-----------|
| RGC170377 | RGC170370 | RGC180008 | RGC180016 |
| RGC170033 | RGC170372 | RGC180009 | RGC180020 |
| RGC170369 | RGC180005 | RGC180015 | RGC180023 |

Refer the following case(s) to the Attorney General's Office for Consent Agreement to include two years' probation and a \$5000.00 fine.

RGC170341

Refer the following case(s) to the Attorney General's Office for a Cease and Desist Order.

|           |           |           |          |
|-----------|-----------|-----------|----------|
| RGC160278 | RGC170096 | RGC170117 | RGC17037 |
|-----------|-----------|-----------|----------|

Refer the following case(s) to Investigations to obtain statements, permits, and copies of contracts.

|           |           |
|-----------|-----------|
| RGC170182 | RGC170345 |
|-----------|-----------|

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Request Investigative Interview.  
RGC170337

**Attorney General's Report:**

A motion was made by Duck, seconded by Fennell, and the Board voted to accept the status report as presented. None opposed, motion carried.

With no other business to discuss, the Residential Contractor Division meeting adjourned at 11:32 a.m.

The next meeting scheduled Division meeting will be held on Wednesday, October 18, 2017 at 9:00 a.m.

Minutes recorded by:  
Minutes edited/reviewed by:

**Amber Burch**, Board Support Specialist  
**Deborah Beard**, Executive Director

**TIMOTHY ANDREW "ANDY" COOPER**  
Division Chairman

**DEBORAH BEARD**  
Executive Director

These minutes were approved on October 18, 2017.