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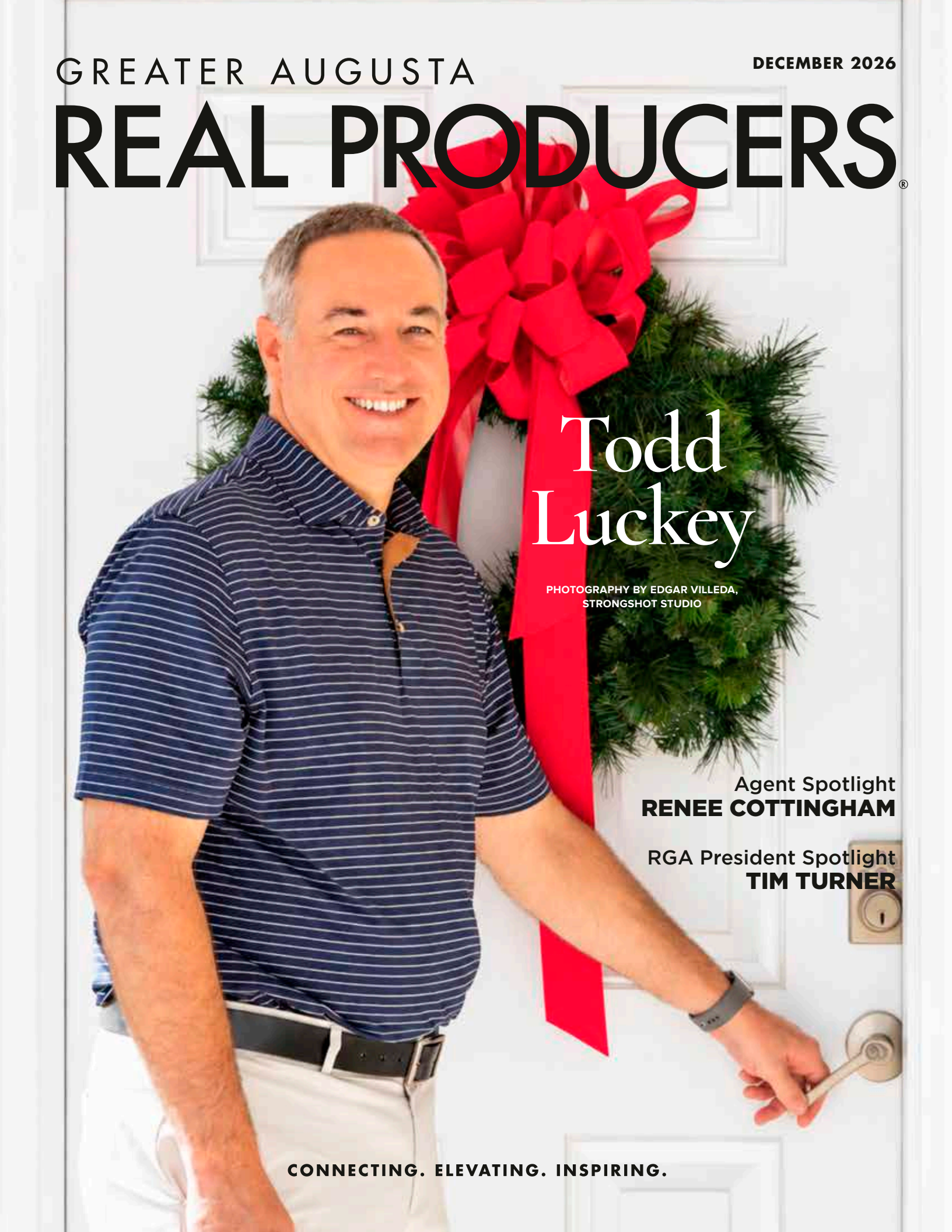

Todd Luckey

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Agent Spotlight
RENEE COTTINGHAM

RGA President Spotlight
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Contents

PROFILES



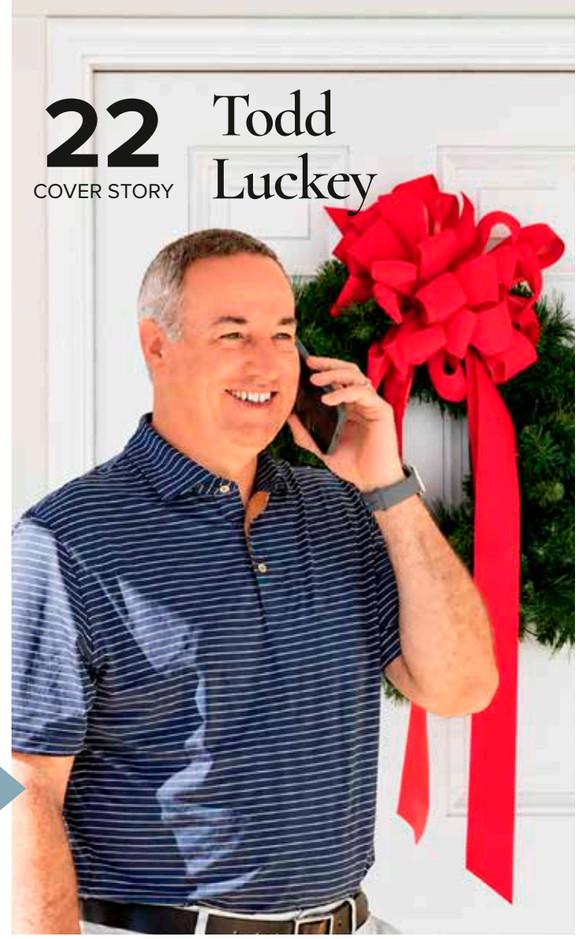
14 Renee Cottingham



30 Tim Turner

IN THIS ISSUE

6 **Preferred Partners**
10 **Meet the Team:**
14 **Agent Spotlight:** Renee Cottingham
22 **Cover Story:** Todd Luckey
28 **By the Numbers**
30 **RGA President, Tim Turner**
33 **FAQ**



22 COVER STORY

Todd Luckey

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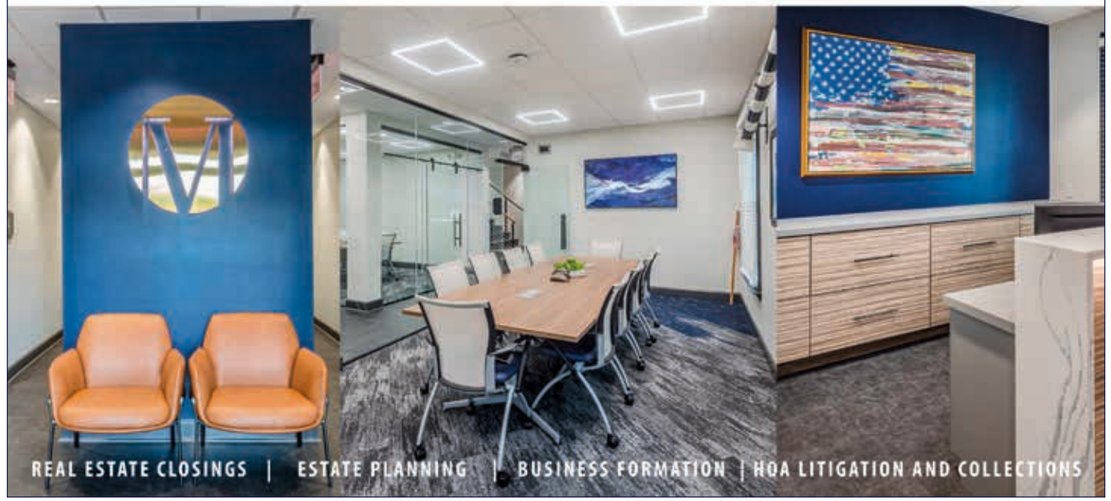

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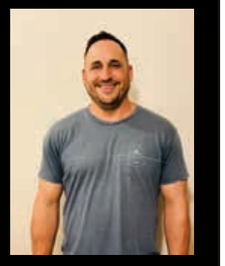

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Our Vision for Greater Augusta Real Producers

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A Heart for Service, A Legacy of Kindness

PHOTOGRAPHY BY EDGAR VILLEDA, STRONGSHOT STUDIO

Renee Cottingham

For ***Renee Cottingham***, success has never been measured solely by sales figures, awards, or the number of homes sold. While her accomplishments in real estate are certainly impressive, it is her genuine heart for people, unwavering faith, and commitment to serving others that truly define her journey.

As a REALTOR®, Associate Broker, and co-founder of The Absolute Group with Berkshire Hathaway HomeServices Beazley, REALTORS®, Renee has built a career centered on relationships, compassion, and trust. Since entering real estate in 2019, she has discovered that helping someone find a home is about much more than opening doors. It's about creating opportunities, building futures, and making a lasting difference.

"More than anything, I want people to know that I am a woman of service," Renee shares. "I believe in treating everyone with kindness, dignity, and compassion."

A Journey That Came Full Circle

A native of Augusta and graduate of Glenn Hills High School, Renee's path to real estate was anything but traditional. As a former military spouse, she experienced firsthand the challenges of relocating a family and establishing a new home in an unfamiliar community. During one of those moves, an exceptional real estate agent made a lasting impression. Through genuine care, knowledge, and guidance, that agent helped Renee's family navigate the process with confidence. Little did Renee know that the experience would eventually inspire her own career.

> FOR THIS AUGUSTA NATIVE, REAL ESTATE IS MORE THAN A CAREER—IT'S AN OPPORTUNITY TO CHANGE LIVES, BUILD RELATIONSHIPS, AND HONOR THE VALUES THAT SHAPED HER.





Before becoming a REALTOR®, Renee worked in retail management, administrative support, banking and financial services, insurance, accounts receivable management, and property management. Although these positions varied, they shared one important common thread: serving people.

When she returned to Augusta in 2014, Renee accepted a receptionist position in a real estate office before transitioning into property management. Being immersed in the industry sparked a desire to do more.

“I wanted to help others discover the opportunities of homeownership and how it could change their family’s future,” she explains.

In 2019, Renee took that leap and became a licensed REALTOR®. What began as an opportunity for professional growth and financial independence quickly developed into something far more meaningful.

Today, she brings her diverse professional background and personal experiences to every client relationship, understanding that buying or selling a home often represents one of life’s most significant milestones.

Success Beyond the Numbers

Renee’s dedication has translated into an impressive record of professional achievement. In 2025, she closed $7,285,775 in sales volume, representing 25.5 transaction sides. Her recognitions include Leading Edge, Chairman’s Circle Gold, Resale Rock Star, Silver Achievement, and Rising Star. She has also received Stellar Awards from the Sales and Marketing Council of the Aiken-Augusta Region, earning Silver in 2023 and Gold in both 2024 and 2025. Yet among these honors, one stands above the rest: the *Beazley’s Spirit Award*. Unlike production-based awards, this recognition is voted on by her peers, making it especially meaningful to Renee.



Renee and brother, Dr. Jackson Drumgoole

> “MORE THAN ANYTHING, I WANT PEOPLE TO KNOW THAT I AM A WOMAN OF SERVICE. I BELIEVE IN TREATING EVERYONE WITH KINDNESS, DIGNITY, AND COMPASSION.”

“Knowing my colleagues recognize the qualities I strive to demonstrate each day is truly special,” she says. “It reminds me that how we treat others matters just as much as what we accomplish.”

That philosophy is reflected in the way she approaches her business. Whether guiding a first-time buyer, helping a family relocate, or assisting someone through a major life transition, Renee understands that every client has a unique story. She takes pride in listening, offering honest advice, and helping people make informed decisions. For her, the most rewarding moment isn’t necessarily the closing itself, but witnessing the excitement of someone achieving a dream.

“It’s more than a transaction to me; it’s an opportunity to make a difference in someone’s life.”

Faith, Family, and Finding Strength

Behind Renee’s professional accomplishments is a woman whose foundation has always been her faith and family. One of six children, Renee grew up watching her parents and siblings demonstrate the importance of helping others. With three brothers and two sisters, all involved in service-oriented professions within the community, she learned early that kindness, compassion, and generosity are values to be lived rather than simply discussed. Those lessons became especially important during one of the most difficult seasons of her life.

Between June 2023 and July 2024, Renee experienced the heartbreaking loss of both parents. Losing them so close together challenged her in ways she could never have anticipated. During that time, she found strength in her family, her faith, and a favorite passage of scripture, Proverbs 3:5-6:

“Trust in the Lord with all your heart, and do not lean on your own understanding. In all your ways acknowledge him, and he will make straight your paths.” For Renee, these words are more than a favorite verse. They are a daily reminder to trust God’s direction, even when the path ahead is uncertain.

Although she misses her parents, Jackson and Thomasine Drumgoole dearly, she remains grateful for the foundation they provided and is determined to honor their memory through the way she lives and serves others. Their legacy continues through Renee’s own growing family. She and her husband, Larry Cottingham, share a beautiful blended family of seven adult children and eleven grandchildren.

When she isn’t helping clients, Renee enjoys traveling, exploring new places, discovering different foods, and spending time with family and friends who have become family. She and Larry also share an interest



Renee and husband, Larry Cottingham

in collecting classic cars. For Renee, these moments are a reminder of what matters most: the people we love and the memories we create together.

Building Bridges and Changing Futures

Renee's commitment to service extends well beyond real estate. She has a particular passion for mentoring and encouraging young women, believing that providing guidance and opportunity can change the course of someone's life.

One cause especially close to her heart is *Bridge Builder Communities*, a tiny home community founded by her brother, Dr. Jackson Drumgoole. The initiative provides housing and support for young adults ages 18 to 24 who are transitioning out of foster care.

Through the Drumgoole Family Initiative, Renee actively supports the mission by canvassing neighborhoods, participating in fundraising events, serving on committees, and raising awareness about the challenges these young adults face as they begin independent lives. The project represents a powerful intersection of family, community, and her professional calling.

Adding to its significance is the involvement of Bill Beasley Homes and Berkshire Hathaway HomeServices Beazley, REALTORS®, which has demonstrated its commitment to the initiative by helping build tiny homes within the community. For Renee, seeing her family and brokerage come together in support of a shared mission is especially rewarding.

She also serves on the REALTORS® of Greater Augusta Community Outreach Committee and participates in the REALTORS® Political Action Committee (RPAC), remaining engaged in efforts that support the community, property ownership, and the real estate profession.

Whether through volunteer work, professional involvement, or simply connecting someone with a helpful resource, Renee believes that even small acts of service can create lasting change.

A Future Rooted in Purpose

Looking ahead, Renee is excited about continuing to grow The Absolute Group, sharing her knowledge, and creating opportunities for her family and others. But her vision for the future extends beyond expanding her business. She hopes to remain deeply involved in initiatives that strengthen her community while continuing to build meaningful relationships with the people she serves.

Reflecting on her journey—from military spouse to business professional, REALTOR®, Associate Broker, and co-founder of The Absolute Group—Renee believes that every experience has played a role in preparing her for where she is today.

"I believe every experience in life prepares us for something greater, even when we cannot see it at the time," she shares.

That perspective has helped her embrace both life's blessings and its challenges with gratitude and purpose.

In an industry often defined by production numbers and professional accolades, Renee Cottingham offers a meaningful reminder that the greatest measure of success may be found in the lives we touch along the way.

Her story is one of resilience, faith, family, and a genuine desire to lift others up. And while her real estate career continues to flourish, Renee remains focused on something far more enduring.

"For me, real estate is the career I have built, but service is the legacy I hope to leave."

"I WANTED TO HELP OTHERS DISCOVER THE OPPORTUNITIES OF HOMEOWNERSHIP AND HOW IT COULD CHANGE THEIR FAMILY'S FUTURE."




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Todd LUCKEY

EXPERIENCE, INTEGRITY AND A TALENT FOR FINDING SOLUTIONS

PHOTOGRAPHY BY EDGAR VILLEDA, STRONGSHOT STUDIO



For ***Todd Luckey***, real estate wasn't a lifelong dream or a carefully mapped-out career plan. In fact, when he graduated from college, he wasn't entirely sure where his professional path would lead. But sometimes the best careers are the ones we discover along the way.



More than two decades later, Todd can't imagine doing anything else.

An associate broker with RE/MAX ReInvented in Evans, Todd began selling real estate in 2002 at just 24 years old. What started somewhat unexpectedly has developed into a highly successful career built on experience, integrity, problem-solving and a reputation he values just as much as his sales numbers.

"I didn't always want to be a Realtor, but I fell into it, had some success with it and stuck with it," Todd says. "After 24 years in the real estate business, I can't imagine doing anything else."

Experience That Makes a Difference

A lifelong resident of the area, Todd grew up in Columbia County, graduated from Harlem High School and earned his bachelor's degree in business administration from Augusta State University. After college, he spent a couple of years working in leasing before making the transition into real estate sales.

Today, Todd operates as a solo agent, but he is quick to acknowledge the two longtime assistants who help keep his busy business running smoothly. Katie Pittman has worked alongside him for 12 years as his sales assistant, helping with virtually every aspect of the office as well as inspections, appointments and occasional showings. His rental-property-management assistant, Annah Burton, has been with him for six years and helps oversee that side of his business. That longevity speaks to the consistency Todd has built into his operation.

His business encompasses both residential sales and rental property management, giving him exposure to an unusually broad range of situations. With approximately $27 million in year-to-date sales volume, Todd operates at a level that continually puts his experience to work.

In 2025, he ranked second in closed transactions among RE/MAX agents in Georgia and ninth in commissions earned statewide. The numbers are impressive, but Todd believes the true value of that volume is the knowledge gained from repeatedly navigating different properties, price points, personalities and challenges.

> "IT'S IMPORTANT TO HAVE SALES, but it's also important to be highly thought of and respected in your industry and among your peers."





Todd with his wife, Anne, and their three children

"Because of the volume of transactions and the variety of transactions across all price ranges and areas, I think I have a high level of experience that's hard to find," he explains. "That helps me read situations and have the experience to draw on to make appropriate decisions."

That ability to assess a situation and find a path forward has become one of Todd's greatest strengths. Real estate transactions rarely unfold exactly as expected, and when problems arise, clients need someone who can remain focused on the ultimate objective. For Todd, that means finding solutions, keeping the process moving and getting his clients to the closing table.

Success Beyond the Sales Numbers

After more than two decades in a sales-driven profession, Todd certainly understands the importance of production. But his definition of success extends well beyond numbers.

"I think in any sales business you have to make a few sales to consider yourself successful," he says. "But beyond that, I think it's important to do it the right way, with integrity and with the client's success and motivating factors in mind."



Just as important to Todd is how he is regarded by the people he works alongside every day.

"It's important to have sales, but it's also important to be highly thought of and respected in your industry and among your peers." That philosophy has helped shape the way Todd approaches his business. His goal isn't simply to complete a transaction. It is to understand what his client is trying to accomplish and use his years of experience to help make that happen. And despite his success, he doesn't take a new year—or a new client—for granted.

"Every year on January 1, we've made zero dollars," he jokes, adding that he has found fear to be a surprisingly effective motivator. Behind the humor is the mindset of someone who understands that past success doesn't guarantee future results. Every year brings new clients, changing markets and fresh challenges.

Perspective Through Adversity

One of Todd's greatest challenges had nothing to do with real estate.



In 2022, he was diagnosed with cancer and underwent chemotherapy and radiation. Today, he is doing well, but the experience brought a very different kind of perspective. “Losing your health is shocking to the system,” he says. Going through treatment while facing the uncertainty that accompanies a cancer diagnosis was difficult, but Todd came through the experience with a deeper appreciation for life, health and the things that matter most.

At the center of those things is his family. Todd and his wife, Anne, have been married since 2004 and have three children: Erin, Sara and Caleb. When Todd isn’t working, he enjoys playing guitar, mountain biking and trying restaurants. The family is currently pet-free, although their household has previously included its share of turtles and chameleons. They attend Journey Community Church, and Todd has also given back professionally and personally through past involvement with the Leukemia & Lymphoma Society and service as a board member with the Greater Augusta Association of REALTORS®.

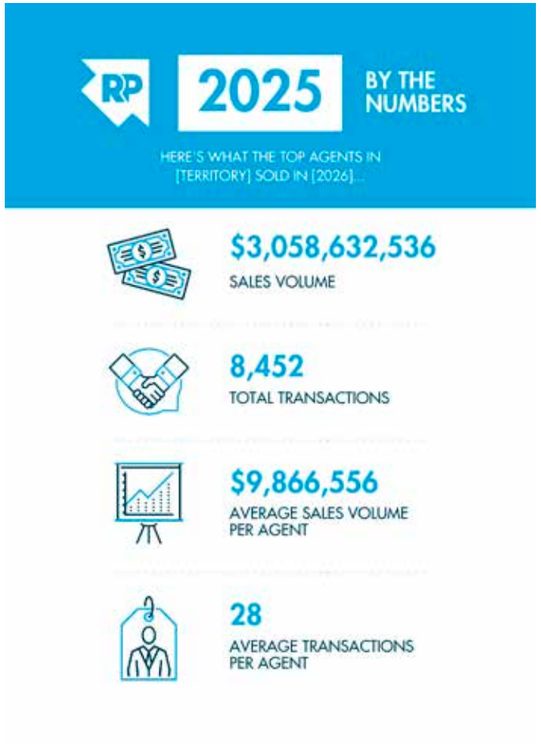
Still Moving Forward

After 24 years in real estate, Todd has accumulated the production, awards and experience that come with a long and successful career. Yet what he most wants people to understand about his business is remarkably straightforward. *He knows how to solve problems.* Whether a transaction is simple or complicated, Todd draws upon hundreds of past experiences to determine what needs to happen next. His objective is to keep the process moving, accomplish his client’s goals and conduct himself in a way that maintains the respect of the people on every side of the transaction.

Looking ahead, his goals are equally grounded. “I want to continue to see my kids grow into responsible adults, do a little traveling and try to sell a few houses along the way.”

It’s a modest description of the future from someone who has built an anything-but-modest real estate career. But perhaps that balance says more about Todd Luckey than any sales statistic could.

After more than two decades, he still values the fundamentals: take care of the client, find the solution, keep moving forward and do business in a way that earns respect. And after everything life and real estate have thrown his way, Todd has plenty of experience doing exactly that.







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RGA PRESIDENT, TIM TURNER

Tim Turner, The President of REALTORS® of Greater Augusta shares a vision of collaboration, advocacy, and strengthening the real estate community.

Leading with Purpose: Building a Stronger Future for Greater Augusta Real Estate

In an industry built on relationships, trust, and the pursuit of opportunity, strong leadership can make a lasting difference. For ***Tim Turner***, the President of REALTORS® of Greater Augusta (RGA), leadership is not simply about holding a position. It is about bringing people together, encouraging meaningful participation, and ensuring that real estate professionals have the resources, relationships, and support they need to succeed.

With a commitment to collaboration and a genuine appreciation for the people who make up the real estate community, the RGA President has embraced the opportunity to help shape the future of an organization that plays a vital role in the Greater Augusta area.

A Journey Rooted in Relationships

The journey into real estate began 14 years ago with a move to the Augusta area and a new chapter in life. After successful careers in retail and business technology, Tim, and his wife Anne, who is also a realtor, decided to pursue their shared interest in real estate.

Licensed 12 years ago, the couple brought valuable professional experience and a client-centered philosophy to their new careers. With encouragement from their first brokers and mentors, Betty and Tom Renard, they developed a passion for helping others achieve their dreams of homeownership and residential real estate investing.

That same desire to help others eventually led to involvement with REALTORS® of Greater Augusta. What began as volunteering and participating in educational and advocacy programs grew into a deeper appreciation for the Association and the relationships it fosters.

"Participating and volunteering at the Association provides an opportunity to meet other professionals and develop relationships outside of real estate transactions," Tim shares.

It was the cordial, collaborative atmosphere among members that made a lasting impression. As one of the Association's past presidents often reminds members, "the better you know someone, the easier it is to find agreement with them." That philosophy has become a guiding principle of Tim's presidency. After all, helping people find common ground and achieve success is at the very heart of the real estate profession.

Strengthening an Association Through Involvement

Serving as president of a professional organization comes with both opportunities and challenges. For RGA's leader, two priorities have remained at the forefront: strengthening the value of Association membership and positioning the organization for continued success in an evolving industry. With technology, consumer expectations, and industry practices changing rapidly, REALTOR® associations must remain proactive and forward-thinking.

Rather than viewing these changes as obstacles, Tim sees opportunities to educate, collaborate, and lead. One of the accomplishments of which he is the proudest is expanding opportunities for members to contribute their ideas, talents, and time.

"I believe that members receive the most value when their contributions and ideas become tangible experiences for others."



Tim Turner, RGA President

That philosophy is reflected in the Association's 11 committees and various work groups, where volunteers work alongside professional staff to develop and implement programs benefiting both members and the community. From continuing education and legislative advocacy to community outreach, networking, consumer communications, and Multiple Listing Service operations, these committees are essential to the Association's success.

The annual volunteer application process begins each June, inviting members to become more involved and have a voice in shaping the organization. For Tim, increased participation does more than strengthen programs. It develops future leaders, builds professional relationships, and creates a stronger sense of ownership among members.

More Than a Professional Association

While many REALTORS® recognize the benefits of membership, Tim believes the Association's broader impact is sometimes misunderstood. RGA does not participate directly in individual real estate transactions. Instead, it provides the education, advocacy, professional development, and collaborative environment that help members better serve their clients and communities.

The Association advocates for private property rights, promotes professionalism, and encourages engagement in issues affecting the future of the region. That involvement extends well beyond real estate offices and closing tables.

Ten RGA members currently serve their communities through elected or appointed positions, and several are contributing their professional expertise to the Augusta-Richmond County Comprehensive Zoning Ordinance Update. Their participation helps ensure that the perspectives of real estate professionals are represented in conversations that influence housing, development, and the long-term growth of the community.

It is a reminder that REALTORS® do far more than facilitate property transactions. They help shape the places where people live, work, and build their futures.

Navigating a Changing Housing Market

Like real estate markets across the country, Greater Augusta continues to experience changing economic conditions and evolving consumer expectations. For today's buyers and sellers, affordability and financing costs remain significant considerations.

Although residential inventory has increased and home prices have remained relatively stable, borrowing costs continue to create challenges for many prospective buyers. Tim believes education and communication are essential to helping consumers navigate these conditions.

"The quicker and more effectively we help consumers understand market conditions, the greater the chance of success for that consumer."

Another concern is the mismatch between available housing inventory and the types and price points consumers need, particularly first-time homebuyers. Through its Multiple Listing Service, educational programming, and advocacy efforts, RGA works to provide members with timely market information while encouraging policies that support a healthier housing environment.

As consumers adjust to changing conditions, the role of the REALTOR® becomes even more important. Buyers are placing greater emphasis on property condition, while sellers are recognizing the importance of realistic expectations, accurate pricing, informed negotiations, and professional guidance.

These shifts reinforce the value of experienced real estate professionals who can help clients make confident, informed decisions.

A Growing Region with New Opportunities

Despite market challenges, Tim remains optimistic about the future of the Greater Augusta area. Business development, economic opportunities, and traditional lifestyle decisions continue to bring people into and throughout the region.

Growth is creating opportunities in suburban communities, established neighborhoods, and areas experiencing renewed investment.

Recovery efforts following Hurricane Helene are also contributing to new housing opportunities and revitalization in long-established neighborhoods. As commercial activity expands and communities evolve, housing needs will continue to change. For RGA, staying informed and engaged in these developments is essential to supporting responsible growth and ensuring that REALTORS® remain valuable resources for the consumers they serve.

Embracing the Future Without Losing the Personal Touch

Technology continues to transform the way real estate professionals conduct business, and Tim recognizes the importance of embracing advancements, including artificial intelligence.

However, technology is only one piece of the equation. Today's REALTORS® must combine technological tools with strong communication, market knowledge, professional expertise, and meaningful relationships.

Providing real-time information, understanding comparative market activity, improving service skills, and adapting to changing consumer expectations are all part of the modern real estate professional's responsibilities. Through these changes, one principle remains constant: the importance of putting people first.

A Legacy of Collaboration and Service

For Tim Turner, success is not measured solely by programs implemented or initiatives completed. It is reflected in the people who become more involved, the relationships that grow stronger, and the opportunities created for others to lead.

By encouraging participation, supporting professional development, and strengthening the Association's connection to the community, this presidency reflects a commitment to building something that will continue to benefit members long after his term concludes.

At its core, the vision is both simple and meaningful: **When real estate professionals know one another, respect one another, and work together, everyone benefits.** And in an industry where relationships are the foundation of success, that may be one of the most valuable contributions a leader can make.

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FAQ

ALL ABOUT *GREATER AUGUSTA REAL PRODUCERS*

Q: WHO RECEIVES THIS MAGAZINE?
A: The top 300 agents in Greater Augusta based on volume for the previous year and our Preferred Partners receive a tangible copy of the magazine. There are thousands of agents in the region, and you, in this elite group, are the cream of the crop. Just to be included in this group is an accomplishment that testifies to your hard work, dedication, and proficiency.



Q: DO REAL ESTATE AGENTS HAVE TO PAY FOR MAGAZINES OR EVENTS?
A: NO! The magazine and events are FREE to agents and funded by the preferred partners who advertise.

Q: WHAT KIND OF CONTENT WILL BE FEATURED?
A: This is all about you. We'll do personal and unique stories on members in the community, providing you with a platform to inspire others. As we grow, we'll add fresh content focused entirely on you. It costs absolutely nothing for a REALTOR® to be featured. We are not a pay to play model; we write real stories, about Real Producers, and we're always accepting nominations. We will consider anyone brought to our attention-- we don't know everyone's story so we need your help to learn about them!

Q: WHO ARE OUR PARTNERS?
A: Anyone listed as a "Preferred Partner" in the front of the magazine is funding and fueling this community and is an essential part of it. They are the top professionals in their industry. They will have an ad in every issue of the magazine and attend our events. One or many of you have recommended every single Preferred Partner you see in this publication. Our goal is to create a powerhouse network, not only for the best REALTORS® in the area, but the best affiliates as well, so we can grow stronger together.

Q: DOES Real Producers HAVE EVENTS?
A: Yes! Along with the magazine, we will host quarterly events exclusive to this community, where you--the best of the best--get together at local venues to socialize, mastermind, deepen connections, and better our businesses. We will communicate about events through the magazine and on social media. Stay tuned for info on our launch party this Fall!

Q: HOW CAN I RECOMMEND A BUSINESS OR FEATURE STORY?
A: If you are interested in contributing, nominating REALTORS® to be featured, know of top-notch Preferred Partners who you believe should be a part of our community, or would simply like to network, feel free to email me. I look forward to hearing from you!

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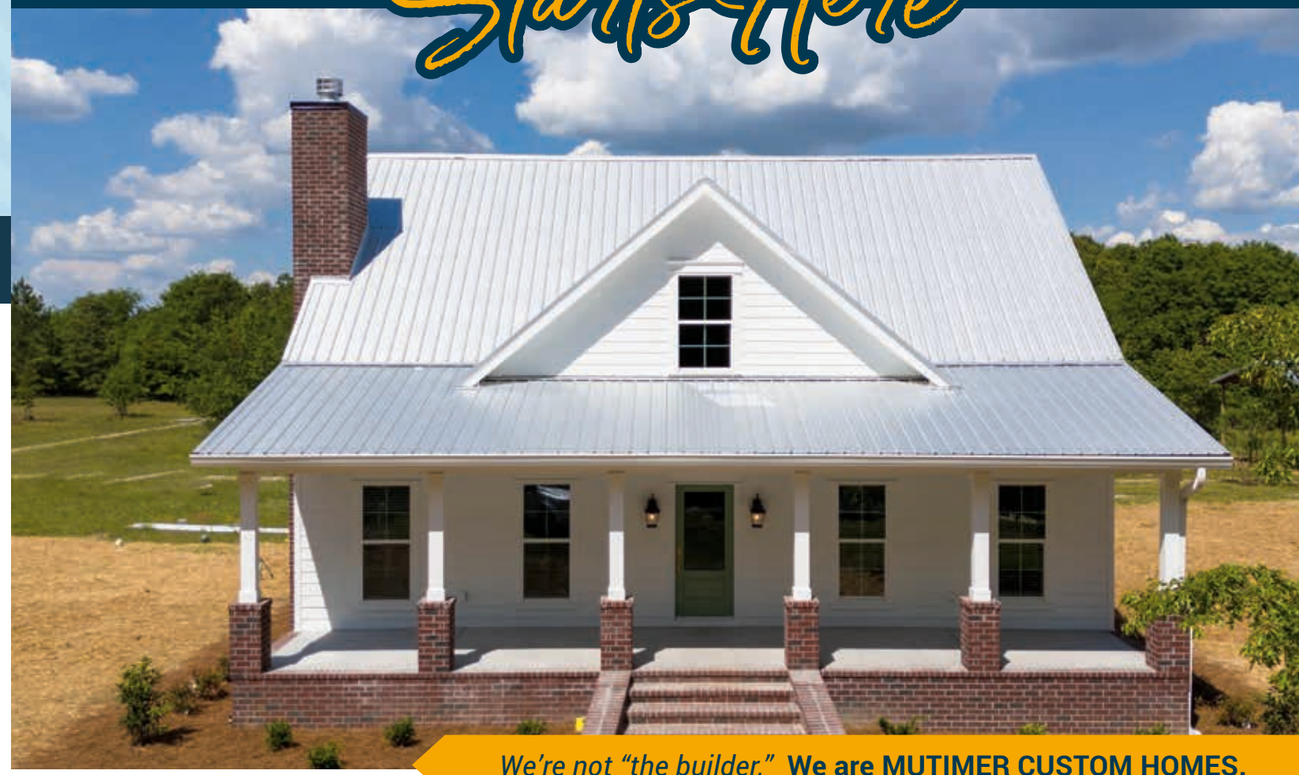

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