

REAL ESTATE BOARD  
MINUTES OF MEETING

September 18, 2014

The Real Estate Board met at the Department of Professional and Occupational Regulation, 9960 Mayland Drive, Richmond, Virginia. The following Board members were present:

Joseph Funkhouser, II, Chair  
Santee Ferebee, Vice-Chair  
Anh Tu Do  
Lynn G. Grimsley  
Catherine M. Noonan  
Steve Hoover  
Lee Odems  
Jennifer Boysko  
Antonio Elias

DPOR staff present for all or part of the meeting included:

Nick Christner, Deputy Director  
Christine Martine, Executive Director  
Mark Courtney, Senior Manager  
Bonnie Rhea Adams, Director of Complaint Analysis & Resolution  
Liz Hayes, Fair Housing Administrator  
Deanda Shelton, Assistant Fair Housing Administrator  
Jeffrey Williams, Board Administrator  
Kevin Hoefl, Education Administrator  
Emily Trent, Administrative Assistant

Jim Flaherty and Tom Payne from the Office of the Attorney General were present.

Mr. Funkhouser called the meeting to Order at 9:00 A.M.

**Call to Order**

A motion was made by Ms. Noonan and seconded by Ms. Grimsley to approve the agenda. The motion passed unanimously. Members voting "Yes" were Boysko, Do, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

**Agenda**

A motion was made by Ms. Ferebee and seconded by Ms. Grimsley to adopt the following minutes: June 10, 2014, Real Estate Board Meeting; and June 10, 2014, Fair Housing Sub-

**Minutes**

Committee Meeting. The motion passed unanimously. Members voting “Yes” were Boysko, Do, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

There was no public comment.

Liz Hayes, Fair Housing Administrator, updated the Board on the current Fair Housing case load.

In the matter of **Lydia Pizarro v. Lauren Keneaghy, Vivian Bryant, Ripley Heatwole, Inc. and Victoria Place, LP, REB File Number 2014-02489**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis and Recommendation and a letter from Lydia Pizarro to the Board. A motion was made by Ms. Ferebee and seconded by Mr. Hoover to find no reasonable cause. The motion passed unanimously. Members voting “Yes” were Boysko, Do, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

In the matter of **Sandra V. Williams v. Denbigh Crossings LP, Misty Guthrie and S. L. Nusbaum Realty Company, REB File Number 2014-03255**, a motion was made by Ms. Ferebee and seconded by Mr. Hoover to find no reasonable cause. The motion passed unanimously. Members voting “Yes” were Boysko, Do, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

In the matter of **File Number 2014-03081, Jordan Jones**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. A motion was made by Ms. Ferebee and seconded by Ms. Noonan to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia* approve Ms. Jones’ application for a real estate salesperson’s license. The motion passed unanimously. Members voting “Yes” were Boysko, Do, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

In the matter of **File Number 2014-02968, Donald Brown**, the Board reviewed the record which consisted of the

## Public Comment

### Fair Housing Administrator’s Report

Lydia Pizarro v.  
Lauren Keneaghy,  
Vivian Bryant,  
Ripley Heatwole, Inc.  
and Victoria Place,  
LP, REB File  
Number 2014-02489

Sandra V. Williams  
v. Denbigh Crossings  
LP, Misty Guthrie  
and S. L. Nusbaum  
Realty Company,  
REB File Number  
2014-03255

File Number 2014-  
03081, Jordan Jones

File Number 2014-  
02968, Donald

application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. Donald Brown, applicant, was present and addressed the Board. A motion was made by Mr. Hoover and seconded by Ms. Noonan to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia* approve Mr. Brown's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Boysko, Do, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

**Brown**

In the matter of **File Number 2014-03594, Shahab Sariri**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. Shahab Sariri, applicant, was present and addressed the Board. A motion was made by Mr. Odems and seconded by Ms. Ferebee to reject the recommendation contained in the Summary of the Informal Fact-Finding Conference and instead approve Mr. Sariri's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Boysko, Do, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

**File Number 2014-03594, Shahab Sariri**

In the matter of **File Number 2014-02934, Deborah Vazquez**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. A motion was made by Ms. Ferebee and seconded by Ms. Noonan to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) to deny Ms. Vazquez's application based upon the record. After review of the facts and the information obtained at the Informal Fact-Finding Conference, the Board determined it could not protect the health, safety and welfare of the public and voted to deny the license. The motion passed unanimously. Members voting "Yes" were Boysko, Do, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

**File Number 2014-02934, Deborah Vazquez**

In the matter of **File Number 2014-03077, Emily Hundley**, the Board reviewed the record which consisted of the

**File Number 2014-03077, Emily**

application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. A motion was made by Ms. Grimsley and seconded by Ms. Ferebee to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia* approve Ms. Hundley's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Boysko, Do, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

**Hundley**

In the matter of **File Number 2014-02785, Wesley Sams**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. A motion was made by Ms. Grimsley and seconded by Ms. Ferebee to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia* approve Mr. Sams' application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Boysko, Do, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

**File Number 2014-02785, Wesley Sams**

In the matter of **File Number 2014-02784, Noelle Jumaili**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. A motion was made by Ms. Ferebee and seconded by Ms. Noonan to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia* approve Ms. Jumaili's application for a real estate salesperson's license. The motion passed by majority vote. Members voting "Yes" were Boysko, Do, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

**File Number 2014-02784, Noelle Jumaili**

In the matter of **File Number 2014-03583, Adib Mograbi**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. Adbi Mograbi, applicant,

**File Number 2014-03583, Adib Mograbi**

was present and addressed the Board. A motion was made by Mr. Hoover and seconded by Ms. Grimsley to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia* approve Mr. Mograbi's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Boysko, Do, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

In the matter of **File Number 2014-03630, Virginia Remmp**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. A motion was made by Ms. Noonan and seconded by Ms. Grimsley to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia* approve Ms. Remmp's application for a real estate salesperson's license provided that Remmp's broker submits a letter signifying their knowledge of Remmp's previous criminal convictions. The motion passed unanimously. Members voting "Yes" were Boysko, Do, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

**File Number 2014-03630, Virginia Remmp**

In the matter of **File Number 2014-03634, Mohammad Salim**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. A motion was made by Ms. Grimsley and seconded by Ms. Noonan to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) to deny Mr. Salim's application based upon the record. After review of the facts and the nature of the crimes, the Board determined it could not protect the health, safety and welfare of the public and agreed it would be negligent to grant a license. The motion passed unanimously. Members voting "Yes" were Boysko, Do, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

**File Number 2014-03634, Mohammad Salim**

In the matter of **File Number 2014-03638, Nathan Kanne**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal

**File Number 2014-03638, Nathan Kanne**

Fact-Finding Conference of the presiding officer. A motion was made by Ms. Noonan and seconded by Mr. Hoover to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia* approve Mr. Kanne's application for a real estate salesperson's license. The motion passed by majority vote. Members voting "Yes" were Boysko, Do, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

In the matter of **File Number 2014-03240, Rebecca Deisher-Weaver**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. Rebecca Deisher-Weaver, applicant, was present and addressed the Board. A motion was made by Mr. Hoover and seconded by Ms. Grimsley to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia* approve Ms. Deisher-Weaver's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Boysko, Do, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

**File Number 2014-03240, Rebecca Deisher-Weaver**

In the matter of **File Number 2014-03243, Ellie Wronski**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. A motion was made by Ms. Noonan and seconded by Ms. Ferebee to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia* approve Ms. Wronski's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Boysko, Do, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

**File Number 2014-03243, Ellie Wronski**

In the matter of **File Number 2014-03684, Terri Nagel**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. Terri Nagel, applicant, was present and addressed the Board. A motion was made by

**File Number 2014-03684, Terri Nagel**

Mr. Hoover and seconded by Ms. Ferebee to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia* approve Ms. Nagel's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Boysko, Do, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

In the matter of **File Number 2014-03633, Robert Pope**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. A motion was made by Ms. Noonan and seconded by Ms. Ferebee to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia*, approve Mr. Pope's application for a real estate salesperson's license, subject to an agreement for licensure for a period of one year wherein Mr. Pope and his broker will provide quarterly reports to the Board. The motion passed unanimously. Members voting "Yes" were Boysko, Do, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

**File Number 2014-03633, Robert Pope**

In the matter of **File Number 2014-03232, Heather Shires**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. A motion was made by Mr. Hoover and seconded by Ms. Ferebee to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) to deny Ms. Shires' application based upon the record. After review of the facts and the information obtained at the Informal Fact-Finding Conference, the Board determined it could not protect the health, safety and welfare of the public and voted to deny the license. The motion passed unanimously. Members voting "Yes" were Boysko, Do, Elias Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

**File Number 2014-03232, Heather Shires**

In the matter of **File Number 2014-03843, Andrew Somerville**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal

**File Number 2014-03843, Andrew Somerville**

Fact-Finding Conference of the presiding officer. Andrew Somerville, applicant, was present and addressed the Board. A motion was made by Mr. Hoover and seconded by Ms. Noonan to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia*, approve Mr. Somerville's application for a real estate salesperson's license, subject to Somerville providing quarterly reports from his probation officer of his compliance to the terms/guidelines of his probation and of any new misdemeanor or felony offenses. Such reporting shall remain in place until the end of his probationary period (either supervised or unsupervised) or one year whichever occurs first. The motion passed unanimously. Members voting "Yes" were Boysko, Do, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

In the matter of **File Number 2014-03384, Mark Rodriguez**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. Mark Rodriguez, applicant, was present and addressed the Board. A motion was made by Mr. Hoover and seconded by Ms. Ferebee to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia* approve Mr. Rodriguez's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Boysko, Do, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

**File Number 2014-03384, Mark Rodriguez**

In the matter of **File Number 2014-03241, Joseph Schafer, III**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. A motion was made by Ms. Noonan and seconded by Mr. Hoover to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia* approve Mr. Schafer's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Boysko, Do, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

**File Number 2014-03241, Joseph Schafer, III**

In the matter of **File Number 2014-02918, Kristin Vuong**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. A motion was made by Mr. Hoover and seconded by Ms. Ferebee to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia*, approve Ms. Vuong's application for a real estate salesperson's license, subject to an agreement for licensure for a period of two years wherein Ms. Vuong and her broker will provide quarterly reports to the Board. The motion passed unanimously. Members voting "Yes" were Boysko, Do, Elias, Ferebee, Funkhouser, Grimsley, Hoover and Odems.

**File Number 2014-02918, Kristin Vuong**

As the presiding Board member, Ms. Noonan did not vote or participate in the discussion in this matter.

In the matter of **File Number 2014-03631, Buffie Nelson**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. A motion was made by Ms. Ferebee and seconded by Ms. Grimsley to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia*, approve Ms. Nelson's application for a real estate salesperson's license, subject to an agreement for licensure for a period of one year wherein Ms. Nelson and her broker will provide quarterly reports to the Board. Further, Ms. Nelson must submit a letter signed by both the supervising and principal brokers signifying they are aware of her criminal conviction. The motion passed unanimously. Members voting "Yes" were Boysko, Do, Elias, Ferebee, Funkhouser, Grimsley, Hoover and Odems.

**File Number 2014-03631, Buffie Nelson**

As the presiding Board member, Ms. Noonan did not vote or participate in the discussion in this matter.

In the matter of **File Number 2014-03579, Chris Sinanan**, the Board reviewed the record which consisted of the application

**File Number 2014-03579, Chris Sinanan**

file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. A motion was made by Mr. Hoover and seconded by Ms. Noonan to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and approve Mr. Sinanan's application for a real estate broker's license. The motion passed unanimously. Members voting "Yes" were Boysko, Do, Elias, Ferebee, Funkhouser, Hoover, Noonan and Odems.

As the presiding Board member, Ms. Grimsley did not vote or participate in the discussion in this matter.

In the matter of **File Number 2014-03382, John McLaren**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding Board member and letter from Mr. McLaren to the Board. A motion was made by Ms. Ferebee and seconded by Mr. Hoover to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and approve Mr. McLaren's application for a real estate broker's license. The motion passed unanimously. Members voting "Yes" were Boysko, Do, Elias, Ferebee, Funkhouser, Hoover, Noonan and Odems.

**File Number 2014-03382, John McLaren**

As the presiding Board member, Ms. Grimsley did not vote or participate in the discussion in this matter.

In the matter of **File Number 2014-02976, Hilda Silva-Mueller**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. A motion was made by Mr. Hoover and seconded by Ms. Noonan to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) to deny Ms. Silva-Mueller's application based upon the record. After review of the testimony and documentation presented by Silva-Mueller, the Board is of the opinion that Silva-Mueller does not meet the requirements of being actively engaged in real estate activities for the 36 of the last 48 months. The motion passed unanimously. Members voting "Yes" were Boysko, Do, Elias, Ferebee, Funkhouser, Hoover, Noonan and Odems.

**File Number 2014-02976, Hilda Silva-Mueller**

As the presiding Board member, Ms. Grimsley did not vote or participate in the discussion in this matter.

In the matter of **File Number 2014-03152, Alexandra Vera**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. A motion was made by Ms. Noonan and seconded by Ms. Ferebee to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and approve Ms. Vera's application for a real estate broker's license. The motion passed unanimously. Members voting "Yes" were Boysko, Do, Elias, Ferebee, Funkhouser, Hoover, Noonan and Odems.

**File Number 2014-03152, Alexandra Vera**

As the presiding Board member, Ms. Grimsley did not vote or participate in the discussion in this matter.

In the matter of **File Number 2014-02974, Cindy Sinanan**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. A motion was made by Mr. Hoover and seconded by Ms. Ferebee to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and approve Ms. Sinanan's application for a real estate broker's license. The motion passed by majority vote. Members voting "Yes" were Boysko, Do, Elias, Ferebee, Funkhouser, Hoover and Noonan. Member voting "No" was Odems.

**File Number 2014-02974, Cindy Sinanan**

As the presiding Board member, Ms. Grimsley did not vote or participate in the discussion in this matter.

In the matter of **File Number 2014-03150, Ryan Lieberman**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. A motion was made by Ms. Ferebee and seconded by Ms. Noonan to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) to deny Mr. Lieberman's application based upon the record. After review of the testimony and documentation presented by Lieberman, the Board is of the opinion that Lieberman does not meet the

**File Number 2014-03150, Ryan Lieberman**

requirements of being actively engaged in real estate activities for the 36 of the last 48 months. The motion passed unanimously. Members voting “Yes” were Boysko, Do, Elias, Ferebee, Funkhouser, Hoover, Noonan and Odems.

As the presiding Board member, Ms. Grimsley did not vote or participate in the discussion in this matter.

In the matter of **File Number 2014-03390, Doris Joanne McElroy-Hall**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. Doris Joanne McElroy-Hall, applicant, and Bill Anderson, witness for the applicant, were present and addressed the Board. A motion was made by Mr. Hoover and seconded by Ms. Noonan to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and approve Ms. McElroy-Hall’s application for a real estate salesperson’s license, subject to McElroy-Hall agreeing that she will not seek to upgrade to a broker’s license for a period of five (5) years from the execution of the Agreement for Licensure. The motion passed unanimously. Members voting “Yes” were Boysko, Do, Elias, Ferebee, Funkhouser, Hoover, Noonan and Odems.

**File Number 2014-03390, Doris Joanne McElroy-Hall**

As the presiding Board member, Ms. Grimsley did not vote or participate in the discussion in this matter.

In the matter of **File Number 2014-03629, Thurman Lee Battle**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. A motion was made by Ms. Noonan and seconded by Ms. Ferebee to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) to deny Mr. Battle’s application based upon the record. After review of the testimony and documentation presented by Battle, for the reasons outlined in the Summary of the Informal Fact-Finding Conference the Board agreed it would be negligent to approve a broker’s license. The motion passed unanimously. Members voting “Yes” were Boysko, Do, Elias, Ferebee, Funkhouser, Hoover, Noonan and Odems.

**File Number 2014-03629, Thurman Lee Battle**

As the presiding Board member, Ms. Grimsley did not vote or participate in the discussion in this matter.

In the matter of **File Number 2014-00528, Janet L. Cox**, the Board reviewed the Consent Order as seen and agreed to by Ms. Cox. A motion was made by Mr. Hoover and seconded by Mr. Odems to accept the proposed Consent Order offer wherein Ms. Cox admits to a violation of 18 VAC 135-20-300.9 (Count 1) of the Board's 2008 Regulations, and agrees a monetary penalty of \$500.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$650.00. In addition, for violation of Count 1, Cox agrees to complete at least eight (8) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal of license. The motion passed unanimously. Members voting "Yes" were Boysko, Do, Elias, Ferebee, Funkhouser, Hoover, Noonan and Odems.

**File Number 2014-00528, Janet L. Cox**

As the Board member who reviewed the file, Ms. Grimsley did not vote or participate in the discussion in this matter.

In the matter of **File Number 2014-01089, David Brian Bessey**, the Board reviewed the Consent Order as seen and agreed to by Mr. Bessey. A motion was made by Mr. Hoover and seconded by Ms. Noonan to accept the proposed Consent Order offer wherein Mr. Bessey admits to a violation of 18 VAC 135-20-180.B.1.a (Count 1) of the Board's 2008 Regulations, and agrees a monetary penalty of \$500.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$650.00. In addition, for violation of Count 1, Bessey agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal of license. The motion passed unanimously. Members voting "Yes" were Boysko, Do, Elias, Ferebee, Funkhouser,

**File Number 2014-01089, David Brian Bessey**

Hoover, Noonan and Odems.

As the Board member who reviewed the file, Ms. Grimsley did not vote or participate in the discussion in this matter.

In the matter of **File Number 2013-00507, Charles Russell Hulett**, the Board reviewed the record which consisted of the investigative file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference and the post Informal Fact-Finding Consent Order as seen and agreed to by Mr. Hulett. Charles Russell Hulett, respondent, and Lawrence Marshall, II, attorney for the respondent, were present and addressed the Board. A motion was made by Mr. Hoover and seconded by Ms. Ferebee to accept the proposed post Informal Fact-Finding Consent Order offer wherein Mr. Hulett admits to a violation of 18 VAC 135-20-160.D.4 (Count 1) of the Board's 2003 Regulations, and a violation of 18 VAC 135-20-185.B (Count 2) of the Board's 2003 Regulations, and agrees to a monetary penalty of \$1,000.00 for the violation of Count 1, \$2,000.00 for the violation of Count 2, as well as \$350.00 in Board costs, for a total of \$3,350.00. In addition, for violation of Count 1, Hulett agrees to complete at least six (6) classroom hours of Board-approved continuing education pertaining to Broker Management and Supervision and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. In addition, for violation of Count 2, Hulett agrees to complete at least two (2) classroom hours of Board-approved continuing education pertaining to Escrow Management and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal of license. The motion passed unanimously. Members voting "Yes" were Boysko, Do, Elias, Ferebee, Funkhouser, Hoover, Noonan and Odems.

**File Number 2014-00507, Charles Russell Hulett**

As the presiding Board member, Ms. Grimsley did not vote or participate in the discussion in this matter.

In the matter of **File Number 2014-00594, Susan A. Scott**, the Board reviewed the record which consisted of the investigative

**File Number 2014-00594, Susan A. Scott**

file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding Board member and letter from Ms. Snider, complainant, addressed to the Board. A motion was made by Mr. Hoover and seconded by Ms. Grimsley to accept a violation of 18 VAC 135-20-260.10 (Count 1) of the Board's 2003 Regulations. The motion passed unanimously. Members voting "Yes" were Boysko, Do, Elias, Ferebee, Funkhouser, Hoover, Noonan and Odems. A motion was made by Mr. Hoover and seconded by Ms. Ferebee to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose a monetary penalty of \$1,500.00 for the violation contained in Count 1, for a total of \$1,500.00. The Board also imposes the following sanctions: For the violation of Count 1, Scott shall be placed on probation and required to complete three (3) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts. Such course(s) shall be completed in a classroom. Further, Scott shall provide evidence acceptable to the Board that she has successfully completed the course(s) within ninety (90) days of the effective date of the order. The above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license. The motion passed unanimously. Members voting "Yes" were Boysko, Do, Elias, Ferebee, Funkhouser, Hoover, Noonan and Odems.

As the presiding Board member, Ms. Grimsley did not vote or participate in the discussion in this matter.

In the matter of **File Number 2014-02887, Patsy Jewett Hancock**, the Board reviewed the Consent Order as seen and agreed to by Ms. Hancock. A motion was made by Ms. Ferebee and seconded by Mr. Hoover to accept the proposed Consent Order offer wherein Ms. Hancock admits to a violation of 18 VAC 135-20-180.B.1.a (Count 1) of the Board's 2008 Regulations, and agrees to a monetary penalty of \$250.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$400.00. In addition, for violation of Count 1, Hancock agrees to complete at least two (2) classroom hours of Board-approved continuing education pertaining to Escrow Management and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-

**File Number 2014-02887, Patsy Jewett Hancock**

referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal of license. The motion passed unanimously. Members voting "Yes" were Boysko, Do, Elias, Ferebee, Funkhouser, Hoover, Noonan and Odems.

As the Board member who reviewed the file, Ms. Grimsley did not participate in the discussion or vote pertaining to this matter.

In the matter of **File Number 2014-00392, John Robert Downey, II**, the Board reviewed the record which consisted of the investigative file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. A motion was made by Ms. Ferebee and seconded by Ms. Noonan to accept the violation of 18 VAC 135-20-180.A.1 (Count 1) of the Board's 2008 Regulations, and a violation of 18 VAC 135-20-260.10 (Count 2) of the Board's 2003 Regulations. The motion passed unanimously. Members voting "Yes" were Boysko, Do, Elias, Ferebee, Funkhouser, Grimsley, Noonan and Odems. A motion was made by Ms. Ferebee and seconded by Ms. Noonan to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose a monetary penalty of \$500.00 for the violation contained in Count 1, and \$1,000.00 for the violation contained in Count 2, for a total of \$1,500.00. In addition, for the violation of Count 1, Downey shall be placed on probation and required to complete three (3) classroom hours pertaining to Escrow Management. Such course(s) shall be completed in a classroom. Further, Downey shall provide evidence acceptable to the Board that he has successfully completed the course(s) within ninety (90) days of the effective date of the order. The above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license. In addition, for the violation of Count 2, Downey shall be placed on probation and required to complete three (3) classroom hours pertaining to Property Management. Such course(s) shall be completed in a classroom. Further, Downey shall provide evidence acceptable to the Board that he has successfully completed the course(s) within ninety (90) days of the effective date of the order. The above-referenced continuing education hours will not count towards any continuing education requirements, if

**File Number 2014-00392, John Robert Downey, II**

applicable, for renewal, reinstatement, or activation of a license. The motion passed unanimously. Members voting “Yes” were Boysko, Do, Elias, Ferebee, Funkhouser, Grimsley, Noonan and Odems.

As the presiding Board member, Mr. Hoover did not participate in the discussion or vote pertaining to this matter.

In the matter of **File Number 2013-02713, Linda B. Call**, the Board reviewed the record which consisted of the investigative file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. Linda B. Call, respondent, was present and addressed the Board. A motion was made by Ms. Ferebee and seconded by Ms. Grimsley to accept the recommendation of the Informal Fact-Finding Summary to close the file with a finding of no violation. The motion passed unanimously. Members voting “Yes” were Boysko, Do, Elias, Ferebee, Funkhouser, Grimsley, Noonan and Odems.

**File Number 2013-02713, Linda B. Call**

As the presiding Board member, Mr. Hoover did not participate in the discussion or vote pertaining to this matter.

In the matter of **File Number 2013-02367, Linda B. Call**, the Board reviewed the record which consisted of the investigative file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. Linda B. Call, respondent, was present and addressed the Board. A motion was made by Ms. Ferebee and seconded by Ms. Grimsley to accept the recommendation of the Informal Fact-Finding Conference to find no violation of Count 1, and find a violation of 18 VAC 135-20-260.10 (Count 2) of the Board’s 2003 Regulations. The motion passed unanimously. Members voting “Yes” were Boysko, Do, Elias, Ferebee, Funkhouser, Grimsley, Noonan and Odems.

**File Number 2013-02367, Linda B. Call**

A motion was made by Ms. Ferebee and seconded by Ms. Grimsley to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose a monetary penalty of \$300.00 for the violation contained in Count 1, for a total of \$300.00. The motion passed unanimously. Members voting “Yes” were Boysko, Do, Elias, Ferebee, Funkhouser, Grimsley, Noonan and Odems.

As the presiding Board member, Mr. Hoover did not participate in the discussion or vote pertaining to this matter.

In the matter of **File Number 2013-02319, Kelly Virginia Trebour**, the Board reviewed the record which consisted of the investigative file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. Kelly Virginia Trebour, respondent, was present and addressed the Board. A motion was made by Ms. Ferebee and seconded by Ms. Grimsley to accept the violation of 18 VAC 135-20-180.B.1.a (Count 1) of the Board's 2008 Regulations. The motion passed unanimously. Members voting "Yes" were Boysko, Do, Elias, Ferebee, Funkhouser, Grimsley, Noonan and Odems. A motion was made by Ms. Noonan and seconded by Mr. Odems to amend the recommendation contained in the Summary of the Informal Fact-Finding Conference and impose a monetary penalty of \$250.00 for the violation contained in Count 1, for a total of \$250.00. In addition, for the violation of Count 1, Trebour shall be placed on probation and required to complete three (3) classroom hours pertaining to Escrow Management. Such course(s) shall be completed in a classroom. Further, Trebour shall provide evidence acceptable to the Board that she has successfully completed the course(s) within ninety (90) days of the effective date of the order. The above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license. The motion passed unanimously. Members voting "Yes" were Boysko, Do, Elias, Ferebee, Funkhouser, Grimsley, Noonan and Odems.

**File Number 2013-02319, Kelly Virginia Trebour**

As the presiding Board member, Mr. Hoover did not participate in the discussion or vote pertaining to this matter.

In the matter of **File Number 2014-02018, Raymond Paul Sellers**, the Board reviewed the Consent Order as seen and agreed to by Mr. Sellers. A motion was made by Ms. Ferebee and seconded by Ms. Grimsley to accept the proposed Consent Order offer wherein Mr. Sellers admits to a violation of 18 VAC 135-20-260.10 (Count 1) of the Board's 2003 Regulations, and agrees to a monetary penalty of \$1,500.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$1,650.00. In addition, for violation of Count 1,

**File Number 2014-02018, Raymond Paul Sellers**

Sellers agrees to complete at least eight (8) classroom hours of Board-approved continuing education pertaining to Ethics and Standards of Conduct and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal of license. The motion passed unanimously. Members voting "Yes" were Boysko, Do, Elias, Ferebee, Funkhouser, Grimsley, Noonan and Odems.

As the Board member who reviewed the file, Mr. Hoover did not participate in the discussion or vote pertaining to this matter.

In the matter of **File Number 2013-02826, Hyonchi Kim Gunselman**, the Board reviewed the record which consisted of the investigative file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. A motion was made by Ms. Grimsley and seconded by Mr. Hoover to accept the violation of 18 VAC 135-20-220.A.3 (Count 1) of the Board's 2008 Regulations, a violation of 18 VAC 135-20-260.10 (Count 2) of the Board's 2003 Regulations, a violation of 18 VAC 135-20-260.11 (Count 3) of the Board's 2003 Regulations, and a violation of 18 VAC 135-20-180.B.1.a (Count 4) of the Board's 2008 Regulations. The motion passed unanimously. Members voting "Yes" were Boysko, Do, Elias, Funkhouser, Grimsley, Hoover, Noonan and Odems. A motion was made by Ms. Noonan and seconded by Ms. Grimsley to amend the recommendation contained in the Summary of the Informal Fact-Finding Conference and impose a monetary penalty of \$1,500.00 for the violation contained in Count 1, \$1,500.00 for the violation contained in Count 2, \$1,500.00 for the violation contained in Count 3, and \$500.00 for the violation contained in Count 4, for a total of \$5,000.00. The Board also imposes the following sanctions: Revocation of broker's license for the violations of Counts 2 and 3 with the simultaneous issuance of a real estate salesperson's license. In addition, for the violation of Count 1, Gunselman shall be placed on probation and required to complete three (3) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts. Such course(s) shall be completed in a classroom. Further,

**File Number 2013-02826, Hyonchi Kim Gunselman**

Gunselman shall provide evidence acceptable to the Board that Gunselman has successfully completed the course(s) within ninety (90) days of the effective date of the order. The above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license. In addition, for violation of Count 4, Gunselman shall be placed on probation and required to complete three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management. Such course(s) shall be completed in a classroom. Further, Gunselman shall provide evidence acceptable to the Board that Gunselman has successfully completed the course(s) within ninety (90) days of the effective date of the order. The above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license. The motion passed unanimously. Members voting "Yes" were Boysko, Do, Elias, Funkhouser, Grimsley, Hoover, Noonan and Odems.

As the presiding Board member, Ms. Ferebee did not participate in the discussion or vote pertaining to this matter.

In the matter of **File Number 2013-02566, Xiao X. Wang**, the Board reviewed the record which consisted of the investigative file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. A motion was made by Mr. Hoover and seconded by Ms. Noonan to accept the violation of 18 VAC 135-20-260.11 (Count 1) of the Board's 2003 Regulations, a violation of 18 VAC 135-20-260.10 (Count 2) of the Board's 2003 Regulations, a violation of 18 VAC 135-20-210 (Count 3) of the Board's 2008 Regulations, and a violation of 18 VAC 135-20-170.A.1 (Count 4) of the Board's 2008 Regulations. The motion passed unanimously. Members voting "Yes" were Boysko, Do, Elias, Funkhouser, Grimsley, Hoover, Noonan and Odems. A motion was made by Ms. Noonan and seconded by Ms. Grimsley to amend the recommendation contained in the Summary of the Informal Fact-Finding Conference and impose a monetary penalty of \$1,650.00 for the violation contained in Count 1, \$1,000.00 for the violation contained in Count 2, \$300.00 for the violation contained in Count 3, and \$600.00 for the violation contained in Count 4, for a total of \$3,550.00. The Board also imposes the following sanctions:

**File Number 2013-02566, Xiao X. Wang**

License revocation for violations of Count 1 and Count 2. In addition, for the violation of Count 3, X. Wang shall be placed on probation and required to complete three (3) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts. Such course(s) shall be completed in a classroom. Further, X. Wang shall provide evidence acceptable to the Board that he has successfully completed ninety (90) days of the effective date of the Order. The above-referenced continuing education hours will not count towards any continuing education requirement, if applicable for renewal, reinstatement or activation of a license. The motion passed unanimously. Members voting "Yes" were Boysko, Do, Elias, Funkhouser, Grimsley, Hoover, Noonan and Odems.

As the presiding Board member, Ms. Ferebee did not participate in the discussion or vote pertaining to this matter.

In the matter of **File Number 2014-01229, Matthew Benjamin Whitman**, the Board reviewed the Consent Order as seen and agreed to by Mr. Whitman. A motion was made by Mr. Hoover and seconded by Ms. Grimsley to accept the proposed Consent Order offer wherein Mr. Whitman admits to a violation of 18 VAC 135-20-260.5 (Count 1) of the Board's 2003 Regulations, and a violation of 18 VAC 135-20-260.6 (Count 2) of the Board's 2003 Regulations, and agrees a monetary penalty of \$650.00 for the violation of Count 2, as well as \$150.00 in Board costs, for a total of \$800.00. In addition, for violation of Count 1, Whitman agrees to complete a two (2) year probation of his license as of the effective date of the Order. During the two (2) year probation, Whitman agrees to comply with the regulations of the Real Estate Board; and to provide to the Board, on a quarterly basis and in a form acceptable to the Board, a written statement that he is in compliance with the regulations of the Real Estate Board. If Whitman violates any terms of the probation, his license may be revoked, pending review by the Board. The motion passed unanimously. Members voting "Yes" were Boysko, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

**File Number 2014-01229, Matthew Benjamin Whitman**

As the Board member who reviewed the file, Ms. Do did not vote or participate in the discussion in this matter.

In the matter of **File Number 2014-00958, Daniel Lee White**, the Board reviewed the Consent Order as seen and agreed to by

**File Number 2014-00958, Daniel Lee**

Mr. White. A motion was made by Mr. Hoover and seconded by Ms. Ferebee to accept the proposed Consent Order offer wherein Mr. White admits to three violation of 18 VAC 135-20-260.10 (Count 1) of the Board's 2003 Regulations, and agrees a monetary penalty of \$2,000.00 for the violations of Count 1, as well as \$150.00 in Board costs, for a total of \$2,150.00. The motion passed unanimously. Members voting "Yes" were Boysko, Do, Elias, Ferebee, Funkhouser, Grimsley, Hoover and Odems.

White

As the Board member who reviewed the file, Ms. Noonan did not vote or participate in the discussion in this matter.

In the matter of **File Number 2013-01709, Karen Lynn White**, the Board reviewed the Consent Order as seen and agreed to by Ms. White. A motion was made by Ms. Grimsley and seconded by Mr. Hoover to accept the proposed Consent Order offer wherein Ms. White admits to a violation of 18 VAC 135-20-260.10 (Count 1) of the Board's 2003 Regulations, a violation of §54.1-2131.A.4 (Count 2) of the *Code of Virginia*, and a violation of 18 VAC 135-20-240 (Count 3) of the Board's 2003 Regulations, and agrees a monetary penalty of \$2,000.00 for the violation of Count 1, \$1,200.00 for the violation of Count 2, \$2,000.00 for the violation of Count 3, as well as \$150.00 in Board costs, for a total of \$5,350.00. In addition, for violation of Count 1, White agrees to a six (6) month suspension of her license effective on the execution date of the Order. Further, for violation of Count 1, White agrees to a one (1) year probation of her license to begin at the end of her license suspension. During the one year probation, White agrees to comply with the regulations of the Real Estate Board; and to provide to the Board, on a quarterly basis and in a form acceptable to the Board, a written statement from White and her principal broker that she is in compliance with the regulations of the Real Estate Board. If White violates any terms of the probation, her license may be revoked, pending review by the Board. Also, for violation of Count 2, White agrees to complete at least two (2) classroom hours of Board-approved continuing education pertaining to Ethics and Standards of Conduct and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable,

File Number 2013-01709, Karen Lynn White

for renewal of license. The motion passed unanimously. Members voting “Yes” were Boysko, Do, Elias, Ferebee, Funkhouser, Grimsley, Hoover and Odems.

As the Board member who reviewed the file, Ms. Noonan did not vote or participate in the discussion in this matter.

In the matter of **File Number 2014-02206, Marshall A. Ramsey, Jr.**, the Board reviewed the Consent Order as seen and agreed to by Mr. Ramsey. A motion was made by Ms. Ferebee and seconded by Mr. Hoover to accept the proposed Consent Order offer wherein Mr. Ramsey admits to a violation of 18 VAC 135-20-300.6 (Count 1) of the Board’s 2008 Regulations, and agrees to a monetary penalty of \$1,000.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$1,150.00. In addition, for violation of Count 1, Ramsey agrees to complete at least eight (8) classroom hours of Board-approved continuing education pertaining to Property Management and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal of license. The motion passed unanimously. Members voting “Yes” were Boysko, Do, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

**File Number 2014-02206, Marshall A. Ramsey, Jr.**

In the matter of **File Number 2014-01904, Kimberly Earlene Main**, the Board reviewed the Consent Order as seen and agreed to by Ms. Main. A motion was made by Ms. Grimsley and seconded by Ms. Ferebee to accept the proposed Consent Order offer wherein Ms. Main admits to a violation of 18 VAC 135-20-180.B.1.a (Count 1) of the Board’s 2008 Regulations, and agrees to a monetary penalty of \$500.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$650.00. In addition, for violation of Count 1, Main agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal of license.

**File Number 2014-01904, Kimberly Earlene Main**

The motion passed unanimously. Members voting “Yes” were Boysko, Do, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

In the matter of **File Number 2014-01864, Ali F. Palmieri**, the Board reviewed the Consent Order as seen and agreed to by Mr. Palmieri. A motion was made by Ms. Grimsley and seconded by Ms. Noonan to accept the proposed Consent Order offer wherein Mr. Palmieri admits to a violation of 18 VAC 135-20-180.B.1.a (Count 1) of the Board’s 2008 Regulations, and agrees to a monetary penalty of \$500.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$650.00. In addition, for violation of Count 1, Palmieri agrees to complete at least four (4) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal of license. The motion passed unanimously. Members voting “Yes” were Boysko, Do, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

**File Number 2014-01864, Ali F. Palmieri**

In the matter of **File Number 2014-01546, Rudolph Tota**, the Board reviewed the Consent Order as seen and agreed to by Mr. Tota. A motion was made by Ms. Ferebee and seconded by Ms. Grimsley to accept the proposed Consent Order offer wherein Mr. Tota admits to a violation of 18 VAC 135-20-270.3 (Count 1) of the Board’s 2003 Regulations, and agrees to a monetary penalty of \$550.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$700.00. In addition, for violation of Count 1, Tota agrees to revocation of his license. The motion passed unanimously. Members voting “Yes” were Boysko, Do, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

**File Number 2014-01546, Rudolph Tota**

In the matter of **File Number 2014-02274, Naney M. Fam**, the Board reviewed the Consent Order as seen and agreed to by Ms. Fam. A motion was made by Ms. Grimsley and seconded by Ms. Ferebee to accept the proposed Consent Order offer wherein Ms. Fam admits to a violation of 18 VAC 135-20-260.1 (Count 1) of the Board’s 2003 Regulations, a violation of 18 VAC 135-20-260.11 (Count 2) of the Board’s

**File Number 2014-02274, Naney M. Fam**

2003 Regulations and agrees to a monetary penalty of \$1,100.00 for the violation of Count 1, \$500.00 for the violation of Count 2, as well as \$150.00 in Board costs, for a total of \$1,750.00. In addition, for violation of Counts 1 and 2, Fam agrees to complete revocation of her license. The motion passed unanimously. Members voting "Yes" were Boysko, Do, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

In the matter of **File Number 2014-02493, Bette S. Gorman dba Bette Gorman**, the Board reviewed the Consent Order as seen and agreed to by Ms. Gorman. A motion was made by Ms. Ferebee and seconded by Ms. Noonan to accept the proposed Consent Order offer wherein Ms. Gorman admits to a violation of §54.1-2133.A.4 (Count 1) of the *Code of Virginia*, and agrees to a monetary penalty of \$450.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$600.00. In addition, for violation of Count 1, Gorman agrees to complete at least four (4) classroom hours of Board-approved continuing education pertaining to Property Management and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal of license. The motion passed unanimously. Members voting "Yes" were Boysko, Do, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

**File Number 2014-02493, Bette S. Gorman dba Bette Gorman**

In the matter of **File Number 2014-02150, Katherine Marks**, the Board reviewed the Consent Order as seen and agreed to by Ms. Marks. A motion was made by Ms. Grimsley and seconded by Ms. Noonan to accept the proposed Consent Order offer wherein Ms. Marks admits to a violation of 18 VAC 135-20-180.B.1.a (Count 1) of the Board's 2008 Regulations, and agrees to a monetary penalty of \$500.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$650.00. In addition, for violation of Count 1, Marks agrees to complete at least four (4) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-

**File Number 2014-02150, Katherine Marks**

referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal of license. The motion passed unanimously. Members voting “Yes” were Boysko, Do, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

In the matter of **File Number 2014-00567, Deborah H. Santos**, the Board reviewed the Consent Order as seen and agreed to by Ms. Santos. A motion was made by Ms. Ferebee and seconded by Ms. Noonan to accept the proposed Consent Order offer wherein Ms. Santos admits to a violation of 18 VAC 135-20-185.C.3 (Count 1) of the Board’s 2003 Regulations, and agrees to a monetary penalty of \$1,400.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$1,550.00. In addition, for violation of Count 1, Santos agrees to complete at least six (6) classroom hours of Board-approved continuing education pertaining to Ethics and Standards of Conduct and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal of license. The motion passed unanimously. Members voting “Yes” were Boysko, Do, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

**File Number 2014-00567, Deborah H. Santos**

Ms. Martine updated the Board on the Real Estate Salesperson Online Transfer application. No action was taken by the Board.

**Administrative Issues**

The Board reviewed the information from the September 17, 2014, Real Estate Education Committee meeting. A motion was made by Ms. Ferebee and seconded by Ms. Grimsley to approve the Education Committee meeting minutes. The motion passed unanimously. Members voting “Yes” were Boysko, Do, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

**Education**

Ms. Martine presented the Board with a copy of the letter that will be sent to all Real Estate Brokers regarding audits and voluntary compliance. No action was taken by the Board.

**Old Business**

There being no further business, the Board adjourned at 10:38 A.M.

**Adjourn**

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Joseph Funkhouser, II, Chair

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Jay DeBoer, Secretary

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