REAL ESTATE BOARD
MINUTES OF MEETING

May 5, 2016

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
Sandee Ferebee, Vice-Chair
Antonio Elias
Lynn G. Grimsley
Steve Hoover
Lee Odems
Sharon Johnson
Catherine M. Noonan

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

Jay DeBoer, Director
Christine Martine, Executive Director
Mark Courtney, Senior Director
Liz Hayes, Fair Housing Administrator
Deanda Shelton, Assistant Fair Housing Administrator
Jeffrey Williams, Board Administrator
Emily Trent, Administrative Assistant

Elizabeth Peay and Tom Payne from the Office of the Attorney General were present.

Call to Order

Mr. Funkhouser called the meeting to Order at 9:05 A.M.

Agenda

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

Minutes

A motion was made by Ms. Johnson and seconded by Mr. Odems to adopt the following minutes: March 17, 2016, Fair Housing Sub-Committee Meeting and March 17, 2016, Real Estate Board Meeting. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Johnson, Hoover, Noonan and Odems.

Public Comment

Lawrence E. Marshall, II, attorney at law, discussed licensees providing a physical place to conduct business. No action was taken by the Board.

Fair Housing Administrator's Report

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

Lourdes Ledesman v. Weinstein Management, Inc. Bremner Woods III, L.C., Rebecca Stier and Erik Roth, File Number 2016-01243

In the matter of **Lourdes Ledesman v. Weinstein Management, Inc. Bremner Woods III, L.C., Rebecca Stier and Erik Roth, File Number 2016-01243,** the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis and Recommendation and Supplemental Final Investigative Report. A motion was made by Ms. Ferebee and seconded by Ms. Noonan to find no reasonable cause. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Johnson, Hoover, Noonan and Odems.

Shirea Hines v. Community Housing Partners and Virginia Beach Friendship Village, LLC, REB File Number 2016-01394

In the matter of **Shirea Hines v. Community Housing Partners and Virginia Beach Friendship Village, LLC, REB File Number 2016-01394**, a motion was made by Ms. Ferebee and seconded by Ms. Johnson to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Johnson, Hoover, Noonan and Odems.

Rhea Richardson v. Elizabeth Baber, Ripley Heatwole Company, Inc., and Lincoln Square, LP, REB File Number 2015-01629

In the matter of **Rhea Richardson v. Elizabeth Baber, Ripley Heatwole Company, Inc., and Lincoln Square, LP, REB File Number 2015-01629**, a motion was made by Ms. Ferebee and seconded by Ms. Johnson to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Johnson, Hoover, Noonan and Odems.

Noreen Dorsey v. David Thomas Quimby, Jr., Greater Richmond Property Management, LLC, and Greater Richmond Realty,

In the matter of **Noreen Dorsey v. David Thomas Quimby, Jr., Greater Richmond Property Management, LLC, and Greater Richmond Realty, Inc., REB File Number 2016-02157**, a motion was made by Ms. Ferebee and seconded by Ms. Johnson to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee,

Funkhouser, Grimsley, Johnson, Hoover, Noonan and Odems.

Inc., REB File Number 2016-02157

In the matter of **Violet Supples v. Xuequing Sun, Brittney Lynn Copeland, Rebecca Lynn Copeland, Platinum Property Management, LLC, and Penfed Realty, LLC, REB File Number 2016-02264**, a motion was made by Ms. Ferebee and seconded by Ms. Johnson to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Johnson, Hoover, Noonan and Odems.

Violet Supples v. Xuequing Sun, Brittney Lynn Copeland, Rebecca Lynn Copeland, Platinum Property Management, LLC, and Penfed Realty, LLC, REB File Number 2016-02264

In the matter of **File Number 2016-01735, Matthew Davis,** 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. Mathew Davis, 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 (IFF) to deny Mr. Davis' application for a salesperson's license based upon the record. After review of the facts, the information obtained at the Informal Fact-Finding Conference, and in consideration of the criteria contained in §54.1-204.B of the *Code of Virginia*, the Board determined in the interest of safeguarding the public, Davis is unfit or unsuited to engage in the practice of the profession and voted to deny the license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Johnson, Hoover, Noonan and Odems.

File Number 2016-01735, Matthew Davis

In the matter of **File Number 2016-01699, Jennifer Lyne McPherson,** 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 Ms. McPherson's application for a real estate salesperson's license. The motion passed unanimously.

File Number 2016-01699, Jennifer Lyne McPherson

Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Johnson, Hoover, Noonan and Odems.

File Number 2016-01782, Diana Howard

In the matter of **File Number 2016-01782, Diana Howard,** 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. Johnson 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. Howard's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Johnson, Hoover, Noonan and Odems.

File Number 2016-01781, Nicole Ann Rhea

In the matter of **File Number 2016-01781, Nicole Ann Rhea,** 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. Nicole Ann Rhea, applicant, was present and addressed the Board. A motion was made by Mr. Hoover and seconded by Ms. Johnson 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. Rhea's application for a real estate salesperson's license. The motion passed by majority vote. Members voting "Yes" were Elias, Ferebee, Funkhouser, Johnson, Hoover, Noonan and Odems. Member voting "No" was Grimsley.

File Number 2016-01709, Thomas G. Jackson

In the matter of **File Number 2016-01709, Thomas G. Jackson,** 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. Thomas G. Jackson, applicant, was present and addressed the Board. A motion was made by Ms. Johnson and seconded by Mr. Odems 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. Jackson's application for a real estate salesperson's license. The motion passed by majority

vote. Members voting "Yes" were Elias, Ferebee, Funkhouser, Johnson, Noonan and Odems. Members voting "No" were Grimsley and Hoover.

File Number 2016-01684, Kimberly S. Short

In the matter of **File Number 2016-01684, Kimberly S. Short,** 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. Kimberly S. Short, was present and addressed the Board. A motion was made by Ms. Ferebee and seconded by Ms. Johnson 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. Short's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Johnson, Hoover, Noonan and Odems.

File Number 2016-01571, Rekengha Kali Wallace

In the matter of **File Number 2016-01571, Rekengha Kali Wallace,** 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 Mr. Hoover to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) to deny Ms. Wallace's application for a salesperson's license based upon the record. After review of the facts, the information obtained at the Informal Fact-Finding Conference, and in consideration of the criteria contained in §54.1-204.B of the *Code of Virginia,* including the nature and seriousness of her crimes and the lack of evidence of her rehabilitation the Board voted to deny the license. The motion passed by majority vote. Members voting "Yes" were Ferebee, Funkhouser, Grimsley, Johnson, Hoover, Noonan and Odems. Member voting "No" was Elias.

File Number 2016-01884, Roy Remick

In the matter of **File Number 2016-01884, Roy Remick,** 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. Roy Remick, applicant, was present and addressed the Board. A motion was made by Ms. Johnson 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. Remick's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Johnson, Hoover, Noonan and Odems.

File Number 2016-01997, Ryan Cramsey

In the matter of **File Number 2016-01997, Ryan Cramsey,** 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. Ryan Cramsey, applicant, was present and addressed the Board. A motion was made by Ms. Noonan and seconded by Ms. Johnson 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. Cramsey's application for a real estate salesperson's license. The motion passed by majority vote. Members voting "Yes" were Elias, Ferebee, Funkhouser, Johnson, Hoover, Noonan and Odems. Member voting "No" was Grimsley.

File Number 2016-02078, Manuel Cumes

In the matter of **File Number 2016-02078, Manuel Cumes,** 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. Cumes' application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Johnson, Hoover, Noonan and Odems.

File Number 2016-02079, Tasha Cavazos

In the matter of **File Number 2016-02079, Tasha Cavazos,** 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. 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. Cavazos' application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Johnson, Hoover, Noonan and Odems.

File Number 2016-01715, Crystal Gale Hoover

In the matter of **File Number 2016-01715, Crystal Gale Hoover,** 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. Crystal Gale Hoover, applicant, and Susan Jenkins, witness, were 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. Hoover's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Johnson, Hoover, Noonan and Odems.

File Number 2016-01726, Lilia Machuca

In the matter of **File Number 2016-01726, Lilia Machuca,** 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. Lilia Machuca, applicant, was present and addressed the Board. 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. Machuca's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Johnson, Hoover, Noonan and Odems.

File Number 2016-01853, Michael K. Carter

In the matter of **File Number 2016-01853, Michael K. Carter,** 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. Nancy Steinke, witness, 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. Carter's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Johnson, Hoover, Noonan and Odems.

File Number 2016-01845, Leah Miller

In the matter of **File Number 2016-01845, Leah Miller,** 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. Johnson 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. Miller's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Johnson, Hoover, Noonan and Odems.

File Number 2016-01857, Devin V. Paradis

In the matter of **File Number 2016-01857, Devin V. Paradis,** 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 Mr. Paradis' application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Johnson, Hoover, Noonan and Odems.

File Number 2016-01716, Jorge Cabrera Uchuya

In the matter of **File Number 2016-01716, Jorge Cabrera Uchuya,** 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 (IFF) to deny Mr. Uchuya's application for a salesperson's license based upon the record.

After review of the facts, the information obtained at the Informal Fact-Finding Conference, and in consideration of the criteria contained in §54.1-204.B of the *Code of Virginia,* including the nature of his offense and lack of rehabilitation and voted to deny the license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Johnson, Hoover, Noonan and Odems.

File Number 2016-01661, Monica Lambert

In the matter of **File Number 2016-01661, Monica Lambert,** 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. Grimsley to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) to deny Ms. Lambert's application for a salesperson's license based upon the record. After review of the facts, the information obtained at the Informal Fact-Finding Conference, and in consideration of the criteria contained in §54.1-204.B of the *Code of Virginia,* including the seriousness of the crime as well as its relationship to the real estate profession and her lack of rehabilitation the Board voted to deny the license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Johnson, Hoover, Noonan and Odems.

File Number 2016-01950, Robert Taylor

In the matter of **File Number 2016-01950, Robert Taylor,** 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. Robert Taylor, applicant, was present and addressed the Board. A motion was made by Ms. Johnson 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. Taylor's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Johnson, Hoover, Noonan and Odems.

File Number 2016-02088, Jasmine Scott

In the matter of **File Number 2016-02088, Jasmine Scott,** 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. Jasmine Scott, applicant, was present and addressed the Board. 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. Scott's application for a real estate salesperson's license. The motion passed by majority vote. Members voting "Yes" were Elias, Ferebee, Funkhouser, Johnson, Hoover, Noonan and Odems. Member voting "No" was Grimsley.

File Number 2016-02089, Anthony Smithers

In the matter of **File Number 2016-02089, Anthony Smithers**, 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. Anthony Smithers, applicant, was present and addressed the Board. 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 Mr. Smithers' application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Johnson, Hoover, Noonan and Odems.

File Number 2016-02090, Sarah Iliff

In the matter of **File Number 2016-02090, Sarah Iliff,** 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. Sarah Iliff, applicant, was present and addressed the Board. A motion was made by Mr. Hoover and seconded by Ms. Johnson 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. Iliff's application for a real estate salesperson's license. The motion failed. Members voting "Yes" were Elias, Funkhouser, Johnson and Hoover. Members voting "No" were Ferebee, Grimsley, Noonan and Odems. A motion was made by Ms. Johnson and seconded by Mr. Hoover to approve Ms. Iliff's application for a real estate salesperson's license subject to an agreement for licensure for a period of two years wherein Iliff and her principal broker will provide

quarterly reports to the Board. The motion passed by majority vote. Members voting "Yes" were Elias, Ferebee, Funkhouser, Johnson, Hoover and Noonan. Members voting "No" were Grimsley and Odems.

File Number 2016-01687, Donald Patrick Carter, II

In the matter of **File Number 2016-01687, Donald Patrick Carter, II**, 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. Donald Patrick Carter, II, applicant, was present and addressed the Board. A motion was made by Ms. Johnson 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. Carter's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Johnson, Hoover, Noonan and Odems.

File Number 2016-01909, Andrew Hinton

In the matter of **File Number 2016-01909, Andrew Hinton,** 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 (IFF) to deny Mr. Hinton's application for a broker's license. The Board voted to deny the application based upon the record, and in accordance with 18 VAC 135-20-60.8, after finding Mr. Hinton has not been actively engaged as a real estate salesperson and/or broker for 36 of the 48 months preceding application for licensure. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Johnson, Hoover, Noonan and Odems.

File Number 2016-00951, Lucia A. Jason, t/a Lucia Jason

In the matter of **File Number 2016-00951, Lucia A. Jason, t/a Lucia Jason,** the Board reviewed the Consent Order as seen and agreed to by Ms. Jason. Lawrence E. Marshall, II, attorney for the respondent, was present and addressed the Board. A motion was made by Ms. Grimsley and seconded by Ms. Ferebee to accept the proposed Consent Order offer wherein Ms. Jason admits to a violation of 18 VAC 135-20-260.11 (Count 1) of the Board's 2003 Regulations and agrees to a monetary penalty of $500.00, as well as $150.00 in Board

costs, for a total of $650.00. In addition, for violation of Count 1, Jason 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 or reinstatement of a license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Johnson, Noonan and Odems.

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

File Number 2016-01450, Valerie Ann Mars

In the matter of **File Number 2016-01450, Valerie Ann Mars,** the Board reviewed the Consent Order as seen and agreed to by Ms. Mars. A motion was made by Ms. Ferebee and seconded by Ms. Noonan to accept the proposed Consent Order offer wherein Ms. Mars 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 to a monetary penalty of $100.00 for the violation of Count 2, as well as $150.00 in Board costs, for a total of $250.00. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Johnson, Noonan and Odems.

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

File Number 2016-01758, David Wright, Jr.

In the matter of **File Number 2016-01758, David Wright, Jr.,** 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. Johnson and seconded by Ms. Noonan to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and approve Mr. Wright's application for a real estate broker's license. The motion passed unanimously. Members voting "Yes" were Elias, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

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

File Number 2016-01753, Emily Oveissi

In the matter of **File Number 2016-01753, Emily Oveissi,** 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. Johnson to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) to deny Ms. Oveissi's application for a broker's license. The Board voted to deny the application based upon the record, after review of the facts, and in accordance with §§ 54.1-2105.B.3 and 54.1-2105.C of the *Code of Virginia* after finding Ms. Oveissi does not meet the requirements of completion of 180 hours of broker education nor has she been actively engaged as a salesperson and/or broker for 36 of the 48 months preceding application for licensure. The motion passed unanimously. Members voting "Yes" were Elias, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

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

File Number 2016-01755, Steven Richter

In the matter of **File Number 2016-01755, Steven Richter**, 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. Steven Richter, 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 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. Richter's application for a real estate salesperson's license. The motion passed by majority vote. Members voting "Yes" were Elias, Funkhouser, Grimsley, Hoover, Johnson and Noonan. Member voting "No" was Odems.

As the presiding Board member, Ms. Ferebee did not vote or

participate in the discussion in this matter.

File Number 2016-02607, Kevin Young Rhee

In the matter of **File Number 2015-02607, Kevin Young Rhee,** 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 a violation of 18 VAC 135-20-260.7 (Count 1) of the Board's 2003 Regulations and a violation of 18 VAC 135-20-260.8 (Count 2) of the Board's 2003 Regulations. The motion passed unanimously. Members voting "Yes" were Elias, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems. 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 to impose license revocation for the violations in Counts 1 and 2. The motion passed unanimously. Members voting "Yes" were Elias, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

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

File Number 2015-03194, Kevin Young Rhee

In the matter of **File Number 2015-03194, Kevin Young Rhee,** 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. Odems to accept a violation of 18 VAC 135-20-260.1 (Count 1) of the Board's 2003 Regulations. The motion passed unanimously. Members voting "Yes" were Elias, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems. A motion was made by Ms. Grimsley and seconded by Mr. Odems 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, for a total of $500.00. In addition, the Board imposes license revocation for the violation in Count 1. The motion passed unanimously. Members voting "Yes" were Elias, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

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

File Number 2015-01797, Anastasia M. Thompson, t/a Anastasia Thompson

In the matter of **File Number 2015-01797, Anastasia M. Thompson, t/a Anastasia Thompson**, 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. Odems to accept a violation of §54.1-2131.A.4 (Count 1) of the *Code of Virginia*. The motion passed unanimously. Members voting "Yes" were Elias, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

A motion was made by Ms. Johnson 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, for a total of $500.00. The Board also imposes the following sanctions: In addition, for the violation of Count 1, Thompson 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, Thompson shall provide evidence acceptable to the Board that Thompson has successfully completed the course(s) within six (6) months 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 Elias, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

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

File Number 2016-01127, John Joseph Hyland

In the matter of **File Number 2016-01127, John Joseph Hyland**, the Board reviewed the Consent Order as seen and agreed to by Mr. Hyland. A motion was made by Mr. Hoover and seconded by Ms. Grimsley to accept the proposed Consent Order offer wherein Mr. Hyland 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 to a monetary penalty of $500.00 for the violation contained in Count 2, as well as $150.00 in Board costs, for a total of $650.00. Also, for the

violation of Count 1, Hyland agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Legal Updates 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 or reinstatement of license. Further, for violation of Count 2, Hyland agrees to provide to the Board on a quarterly basis for a period of one one (1) year and in a form acceptable to the Board, a written statement from Hyland and his principal broker that Hyland is in compliance with the regulations of the Real Estate Board. Also, for violation of Count 2, Hyland agrees to submit proof of completion of an anger management class within six (6) months of the effective date of the order. The motion passed unanimously. Members voting "Yes" were Elias, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

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

File Number 2015-02703, Marcin Michal Drygala, t/a Marcin M. Drygala

In the matter of **File Number 2015-02703, Marcin Michal Drygala, t/a Marcin M. Drygala**, the Board reviewed the Consent Order as seen and agreed to by Mr. Drygala. A motion was made by Ms. Grimsley and seconded by Mr. Hoover to accept a violation of 18 VAC 135-20-260.10 (Count 1) of the Board's 2003 Regulations, a violation of 18 VAC 135-20-270.3 (Count 2) of the Board's 2003 Regulations and a violation of 18 VAC 135-20-310.2 (Count 3) of the Board's 1999 Regulations and agrees to a monetary penalty of $1,000.00 for the violation contained in Count 1, $500.00 for the violation contained in Count 2, $1,000.00 for the violation contained in Count 3, as well as $150.00 in Board costs, for a total of $2,650.00. In addition, for violations of Counts 1, 2, and 3, Drygala agrees to complete at least six (6) classroom hours of Board-approved continuing education pertaining to Ethics and Standards of Conduct and 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 or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Elias, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

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

File Number 2016-01067, Shashonda Olsen, t/a Shondi Olsen

In the matter of **File Number 2016-01067, Shashonda Olsen, t/a Shondi Olsen**, the Board reviewed the Consent Order as seen and agreed to by Ms. Olsen. Shashonda Olsen, respondent, was present and addressed the Board. A motion was made by Mr. Hoover and seconded by Ms. Ferebee to accept 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 to a monetary penalty of $850.00 for the violation contained in Count 2, as well as $150.00 in Board costs, for a total of $1,000.00. In addition, for violation of Count 1, Olsen agrees to complete at least two (2) classroom hours of Board-approved continuing education pertaining to Legal Updates and provide proof of attendance and successful completion within three (3) 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 or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

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

File Number 2015-03140, Gail H. Coleman

In the matter of **File Number 2015-03140, Gail H. Coleman**, the Board reviewed the Consent Order as seen and agreed to by Ms. Coleman. A motion was made by Ms. Grimsley and seconded by Mr. Hoover to accept the proposed Consent Order offer wherein Ms. Coleman 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, as well as $150.00 in Board costs, for a total of $1,650.00. In addition, for violation of Count 1, Coleman 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 or reinstatement of a license. The motion passed unanimously. Members voting "Yes" were Elias, Funkhouser, Grimsley, Hoover, Noonan and Odems. Ferebee abstained from voting in the matter.

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

File Number 2016-00736, Angelia Renee Woodson

In the matter of **File Number 2016-00736, Angelia Renee Woodson,** the Board reviewed the Consent Order as seen and agreed to by Ms. Woodson. A motion was made by Ms. Grimsley and seconded by Ms. Ferebee to accept the proposed Consent Order offer wherein Ms. Woodson admits to a violation of §54.1-2132.A.4 (Count 1) of the *Code of Virginia,* and a violation of 18 VAC 135-20-310.2 (Count 2) of the Board's 1999 Regulations, and agrees to a monetary penalty of $1,000.00 for the violation of Count 1, $1,000.00 for the violation of Count 2, as well as $150.00 in Board costs, for a total of $2,150.00. In addition, for violation of Count 1, Woodson agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management and for violation of Count 2, agrees to complete three (3) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts and provide proof of attendance and successful completion within three (3) months of the effective date of the order. These courses 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 or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson and Noonan.

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

File Number 2016-00638, Dorothy Davis Kee, t/a Dorry Kee

In the matter of **File Number 2016-00638, Dorothy Davis Kee, t/a Dorry Kee,** the Board reviewed the Consent Order as seen and agreed to by Ms. Kee. A motion was made by Ms.

Noonan and seconded by Ms. Grimsley to accept the proposed Consent Order offer wherein Ms. Kee 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 $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, Kee 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. These courses 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 or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson and Noonan.

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

File Number 2016-00286, Zarif Sahin

In the matter of **File Number 2016-00286, Zarif Sahin,** the Board reviewed the Consent Order as seen and agreed to by Ms. Sahin. A motion was made by Ms. Grimsley and seconded by Ms. Johnson to accept the proposed Consent Order offer wherein Ms. Sahin admits to a violation of 18 VAC 135-20-180.B.1.a (Count 1) of the Board's 2008 Regulations, and agrees to $150.00 in Board costs, for a total of $150.00. In addition, for violation of Count 1, Sahin 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. These courses 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 or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson and Noonan.

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

File Number 2016-

In the matter of **File Number 2016-00324, John M. Blake**

00324, John M. Blake dba Jack Blake

dba Jack Blake, the Board reviewed the Consent Order as seen and agreed to by Mr. Blake. A motion was made by Ms. Johnson and seconded by Ms. Ferebee to accept the proposed Consent Order offer wherein Mr. Blake 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, Blake 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. These courses 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 or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

File Number 2016-00414, Melanie Tanya Upton

In the matter of **File Number 2016-00414, Melanie Tanya Upton,** the Board reviewed the Consent Order as seen and agreed to by Ms. Upton. A motion was made by Ms. Grimsley and seconded by Ms. Ferebee to accept the proposed Consent Order offer wherein Ms. Upton admits to a violation of §54.1-2132.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, Upton 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 or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

File Number 2016-00449, Catherine Walker Ham t/a Catherine Ham

In the matter of **File Number 2016-00449, Catherine Walker Ham t/a Catherine Ham,** the Board reviewed the Consent Order as seen and agreed to by Ms. Ham. A motion was made by Ms. Johnson and seconded by Mr. Hoover to accept the

proposed Consent Order offer wherein Ms. Ham 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, Ham 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 or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

File Number 2016-00533, Herbert Thomas Carter, Jr., t/a Herb Carter

In the matter of **File Number 2016-00533, Herbert Thomas Carter, Jr., t/a Herb Carter,** the Board reviewed the Consent Order as seen and agreed to by Mr. Carter. A motion was made by Ms. Grimsley and seconded by Mr. Hoover to accept the proposed Consent Order offer wherein Mr. Carter 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 $300.00 for the violation of Count 1, as well as $150.00 in Board costs, for a total of $450.00. In addition, for violation of Count 1, Carter 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 or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

File Number 2015-02245, Dennis Jeffrey Goggin, Jr., t/a Jeff Goggin

In the matter of **File Number 2015-02245, Dennis Jeffrey Goggin, Jr., t/a Jeff Goggin,** the Board reviewed the Consent Order as seen and agreed to by Mr. Goggin. A motion was made by Ms. Grimsley and seconded by Ms. Noonan to accept the proposed Consent Order offer wherein Mr. Goggin admits

to a violation of §54.1-2132.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, Goggin 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 or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

File Number 2015-02083, Dana Michelle Weaver

In the matter of **File Number 2015-02083, Dana Michelle Weaver,** the Board reviewed the Consent Order as seen and agreed to by Ms. Weaver. A motion was made by Ms. Johnson and seconded by Mr. Hoover to accept the proposed Consent Order offer wherein Ms. Weaver 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, Weaver 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 or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

File Number 2014-03218, Julio H. Henriquez

In the matter of **File Number 2014-03218, Julio H. Henriquez**, the Board reviewed the Consent Order as seen and agreed to by Mr. Henriquez. A motion was made by Ms. Johnson and seconded by Ms. Grimsley to accept a violation of 18 VAC 135-20-260.1 (Count 1) of the Board's 2003 Regulations and a violation of 18 VAC 135-20-260.11 (Count 2) of the Board's 2003 Regulations, and agrees to a monetary penalty of $1,100.00 for the violation contained in Count 1,

$500.00 for the violation contained in 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, Henriquez agrees to the revocation of his license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

File Number 2014-03093, Soonja Kim

In the matter of **File Number 2014-03093, Soonja Kim**, the Board reviewed the Consent Order as seen and agreed to by Ms. Kim. A motion was made by Ms. Grimsley and seconded by Mr. Hoover to accept a violation of 18 VAC 135-20-260.1 (Count 1) of the Board's 2003 Regulations and a violation of 18 VAC 135-20-260.11 (Count 2) of the Board's 2003 Regulations, and agrees to a monetary penalty of $1,100.00 for the violation contained in Count 1, $500.00 for the violation contained in 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, Kim agrees to revocation of her license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

File Number 2014-02881, Sonja Viola Rice t/a Sonja Rice

In the matter of **File Number 2014-02881, Sonja Viola Rice, t/a Sonja Rice**, the Board reviewed the Consent Order as seen and agreed to by Ms. Rice. A motion was made by Ms. Johnson and seconded by Ms. Noonan to accept a violation of 18 VAC 135-20-260.1 (Count 1) of the Board's 2003 Regulations and a violation of 18 VAC 135-20-260.11 (Count 2) of the Board's 2003 Regulations, and agrees to a monetary penalty of $1,100.00 for the violation contained in Count 1, $500.00 for the violation contained in 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, Rice agrees to revocation of her license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

File Number 2014-03025, Henry H. Kim

In the matter of **File Number 2014-03025, Henry H. Kim**, the Board reviewed the Consent Order as seen and agreed to by Mr. Kim. A motion was made by Ms. Noonan and seconded by Ms. Grimsley to accept a violation of 18 VAC 135-20-260.1 (Count 1) of the Board's 2003 Regulations, and agrees to a monetary penalty of $700.00 for the violation contained in Count 1, as well as $150.00 in Board costs, for a total of $850.00. In addition, for violation of Count 1, Kim agrees to revocation of his license. The motion passed

unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

File Number 2016-00319, Yvonne R. Vreeland-Johnson

In the matter of **File Number 2016-00319, Yvonne R. Vreeland-Johnson,** the Board reviewed the Consent Order as seen and agreed to by Ms. Vreeland-Johnson. A motion was made by Ms. Grimsley and seconded by Ms. Noonan to accept the proposed Consent Order offer wherein Ms. Vreeland-Johnson 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, Vreeland-Johnson 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 or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

File Number 2015-03151, Andrew Philip Lefevre

In the matter of **File Number 2015-03151, Andrew Philip Lefevre,** the Board reviewed the Consent Order as seen and agreed to by Mr. Lefevre. A motion was made by Ms. Johnson and seconded by Mr. Odems to accept the proposed Consent Order offer wherein Mr. Lefevre 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 $750.00 for the violation of Count 1, as well as $150.00 in Board costs, for a total of $900.00. In addition, for violation of Count 1, Lefevre 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 or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

File Number 2016-00227, Laura Neville Nunnally

In the matter of **File Number 2016-00227, Laura Neville Nunnally,** the Board reviewed the Consent Order as seen and agreed to by Ms. Nunnally. A motion was made by Ms. Grimsley and seconded by Ms. Ferebee to accept the proposed Consent Order offer wherein Ms. Nunnally 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, Nunnally 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 or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

File Number 2016-00158, Wendy Rea Spain

In the matter of **File Number 2016-00158, Wendy Rea Spain,** the Board reviewed the Consent Order as seen and agreed to by Ms. Spain. A motion was made by Ms. Johnson and seconded by Ms. Grimsley to accept the proposed Consent Order offer wherein Ms. Spain admits to a violation of 18 VAC 135-20-180.B.1.a (Count 1) of the Board's 2008 Regulations and a violation of 18 VAC 135-20-310.2 (Count 2) of the Board's 1999 Regulations, and agrees to a monetary penalty of $500.00 for the violation of Count 1, $650.00 for the violation on Count 2, as well as $150.00 in Board costs, for a total of $1,300.00. In addition, for violation of Counts 1 and 2, Spain 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 or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

File Number 2016-00505, Denis Gilbert Uzel, t/a Deniz Uzel

In the matter of **File Number 2016-00505, Denis Gilbert Uzel, t/a Deniz Uzel,** the Board reviewed the Consent Order as seen and agreed to by Mr. Uzel. A motion was made by Ms. Johnson and seconded by Ms. Ferebee to accept the proposed Consent Order offer wherein Mr. Uzel admits to a violation of 18 VAC 135-20-180.B.1.a (Count 1) of the Board's 2008 Regulations and a violation of 18 VAC 135-20-310.2 (Count 2) of the Board's 1999 Regulations, and agrees to a monetary penalty of $500.00 for the violation of Count 1, $650.00 for the violation on Count 2, as well as $150.00 in Board costs, for a total of $1,300.00. In addition, for violation of Counts 1 and 2, Uzel 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 or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

File Number 2016-00869, Reshawna Sharon Leaven

In the matter of **File Number 2016-00869, Reshawna Sharon Leaven,** the Board reviewed the Consent Order as seen and agreed to by Ms. Leaven. A motion was made by Ms. Johnson and seconded by Ms. Ferebee to accept the proposed Consent Order offer wherein Ms. Leaven admits to a violation of 18 VAC 135-20-310.2 (Count 1) of the Board's 1999 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, Leaven agrees to complete at least four (4) classroom hours of Board-approved continuing education pertaining to Real Estate Agency 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 or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

File Number 2016, 01088, Linda Joyce Pellum

In the matter of **File Number 2016-01088, Linda Joyce Pellum,** the Board reviewed the Consent Order as seen and agreed to by Ms. Pellum. A motion was made by Ms. Noonan and seconded by Ms. Johnson to accept the proposed Consent Order offer wherein Ms. Pellum admits to a violation of §54.1-2133.A.4 (Count 1) of the *Code of Virginia* and a violation of 18 VAC 135-20-260.8 (Count 2) of the Board's 2003 Regulations, and agrees to a monetary penalty of $450.00 for the violation of Count 1, $550.00 for the violation of Count 2, as well as $150.00 in Board costs, for a total of $1,150.00. In addition, for violation of Count 1, Pellum agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Ethics and Standards of Conduct and at least three (3) classroom hours of Board approved 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. For violation of Count 2, Pellum agrees to complete at least three (3) 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 or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

File Number 2015-02911, Brenda Davette Bellamy, t/a Davette Bellamy

In the matter of **File Number 2015-02911, Brenda Davette Bellamy, t/a Davette Bellamy,** the Board reviewed the Consent Order as seen and agreed to by Ms. Bellamy. A motion was made by Ms. Johnson and seconded by Ms. Noonan to accept the proposed Consent Order offer wherein Ms. Bellamy admits to a violation of 18 VAC 135-20-180.B.1.a (Count 1) of the Board's 2008 Regulations and a violation of 18 VAC 135-20-310.2 (Count 2) of the Board's 1999 Regulations, and agrees to a monetary penalty of $500.00 for the violation of Count 1, $650.00 for the violation on Count 2, as well as $150.00 in Board costs, for a total of $1,300.00. In addition, for violation of Counts 1 and 2, Bellamy 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 or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

File Number 2015-02838, Tatiana Saldana Arias

In the matter of **File Number 2015-02838, Tatiana Saldana Arias,** the Board reviewed the Consent Order as seen and agreed to by Ms. Arias. A motion was made by Ms. Johnson and seconded by Mr. Hoover to accept the proposed Consent Order offer wherein Ms. Arias 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, Arias 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 or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

File Number 2016-01054, Jennifer Jennings

In the matter of **File Number 2016-01054, Jennifer Jennings,** the Board reviewed the Consent Order as seen and agreed to by Ms. Jennings. A motion was made by Mr. Hoover and seconded by Ms. Grimsley to accept the proposed Consent Order offer wherein Ms. Jennings admits to a violation of §54.1-2132.A.4 (Count 1) of the *Code of Virginia,* and a violation of 18 VAC 135-20-310.2 (Count 2) of the Board's 1999 Regulations, and agrees to a monetary penalty of $250.00 for the violation of Count 1, $150.00 for the violation of Count 2, as well as $150.00 in Board costs, for a total of $550.00. In addition, for violation of Counts 1 and 2, Jennings 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 or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

File Number 2014-03154, Hyung Jin Park

In the matter of **File Number 2014-03154, Hyung Jin Park**, the Board reviewed the Consent Order as seen and agreed to by Mr. Park. A motion was made by Ms. Johnson and seconded by Ms. Noonan to accept a violation of 18 VAC 135-20-260.1 (Count 1) of the Board's 2003 Regulations, and agrees to $150.00 in Board costs, for a total of $150.00. In addition, for violation of Count 1, Park agrees to revocation of his license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

File Number 2016-01706, Youngchan Koo

In the matter of **File Number 2016-01706, Youngchan Koo**, the Board reviewed the Consent Order as seen and agreed to by Mr. Koo. A motion was made by Ms. Noonan and seconded by Ms. Ferebee to accept a violation of 18 VAC 135-20-260.1 (Count 1) of the Board's 2003 Regulations, and agrees to $150.00 in Board costs, for a total of $150.00. In addition, for violation of Count 1, Koo agrees to revocation of his license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

File Number 2016-00770, William C. Wells

In the matter of **File Number 2016-00770, William C. Wells**, the Board reviewed the Consent Order as seen and agreed to by Mr. Wells. A motion was made by Ms. Grimsley and seconded by Ms. Ferebee to accept the proposed Consent Order offer wherein Mr. Wells admits to a violation of §54.1-2137 (Count 1) of the *Code of Virginia*, and agrees to a monetary penalty of $100.00 for the violation of Count 1, as well as $150.00 in Board costs, for a total of $250.00. In addition, for violation of Count 1, Wells agrees to complete at least two (2) classroom hours of Board-approved continuing education pertaining to Real Estate Agency 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 or reinstatement of license. The motion passed by majority vote. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson and Odems. Member voting "No" was Noonan.

File Number 2016-00749, Manuel G. Tagle

In the matter of **File Number 2016-00749, Manuel G. Tagle,** the Board reviewed the Consent Order as seen and agreed to by Mr. Tagle. A motion was made by Ms. Noonan and seconded by Ms. Grimsley to accept the proposed Consent Order offer wherein Mr. Tagle admits to a violation of 18 VAC 135-20-180.B.1.a (Count 1) of the Board's 2008 Regulations and a violation of 18 VAC 135-20-310.2 (Count 2) of the Board's 1999 Regulations, and agrees to a monetary penalty of $300.00 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 $950.00. In addition, for violation of Count 1, Tagle 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 or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

File Number 2016-00592, Angela G. Holt dba Angie Holt

In the matter of **File Number 2016-00592, Angela G. Holt dba Angie Holt,** the Board reviewed the Consent Order as seen and agreed to by Ms. Holt. A motion was made by Ms. Grimsley and seconded by Mr. Hoover to accept the proposed Consent Order offer wherein Ms. Holt admits to a violation of §54.1-2132.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, Holt 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 or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

File Number 2016-00842, Sasala Talluri Challa

In the matter of **File Number 2016-00842, Sasala Talluri Challa,** the Board reviewed the Consent Order as seen and agreed to by Ms. Challa. A motion was made by Ms. Noonan and seconded by Ms. Grimsley to accept the proposed Consent Order offer wherein Ms. Challa admits to a violation of §54.1-2131.A.2.a (Count 1) of the *Code of Virginia,* and agrees to a monetary penalty of $750.00 for the violation of Count 1, as well as $150.00 in Board costs, for a total of $900.00. In addition, for violation of Count 1, Challa agrees to complete at least four (4) classroom hours of Board-approved continuing education pertaining to Real Estate Agency 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 or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

File Number 2016-00839, Bradley Kane Haynes

In the matter of **File Number 2016-00839, Bradley Kane Haynes,** the Board reviewed the Consent Order as seen and agreed to by Mr. Haynes. A motion was made by Ms. Noonan and seconded by Ms. Grimsley to accept the proposed Consent Order offer wherein Mr. Haynes admits to a violation of 18 VAC 135-20-300.9 (Count 1) of the Board's 2008 Regulations, a violation of 18 VAC 135-20-180.B.1.a (Count 2) of the Board's 2008 Regulations, a violation of 18 VAC 135-20-310.2 (Count 3) of the Board's 1999 Regulations, a violation of 18 VAC 135-20-180.C.5 (Count 4) of the Board's 2008 Regulations, and a violation of 18 VAC 135-20-165 (Count 5) of the Board's 2008 Regulations and agrees to a monetary penalty of $950.00 for the violation of Count 1, $800.00 for the violation of Count 2, $650.00 for the violation of Count 3, $900.00 for the violation of Count 4, $400.00 for the violation of Count 5, as well as $150.00 in Board costs, for a total of $3,850.00. In addition, for violation of Count 1, Haynes agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Real

Estate Contracts; for violation of Count 2, Haynes agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management; for violation of Count 3, Haynes agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Ethics and Standards of Conduct; for violation of Count 4, Haynes agrees to complete at least one (1) classroom hour of Board-approved continuing education pertaining to Legal Updates; and for violation of Count 5, Haynes agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Broker Management and Supervision. Haynes agrees to provide proof of attendance and successful completion of the above-referenced courses to the Board within six (6) months of the effective date of the order. These courses 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 or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

File Number 2016-00826, Howard I. Horwitz

In the matter of **File Number 2016-00826, Howard I. Horwitz,** the Board reviewed the Consent Order as seen and agreed to by Mr. Horwitz. A motion was made by Ms. Johnson and seconded by Ms. Grimsley to accept the proposed Consent Order offer wherein Mr. Horwitz admits to a violation of 18 VAC 135-20-180.B.1.a (Count 1) of the Board's 2008 Regulations and a violation of 18 VAC 135-20-185.C.3 (Count 2) of the Board's 2003 Regulations, and agrees to a monetary penalty of $500.00 for the violation of Count 1, $500.00 for the violation on Count 2, as well as $150.00 in Board costs, for a total of $1,150.00. In addition, for violation of Counts 1 and 2, Horwitz 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 or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

File Number 2016-01256, Iris Burkart

In the matter of **File Number 2016-01256, Iris Burkart**, the Board reviewed the Consent Order as seen and agreed to by Ms. Burkart. A motion was made by Ms. Noonan and seconded by Mr. Hoover to accept the proposed Consent Order offer wherein Ms. Burkart admits to a violation of §54.1-2133.A.4 (Count 1) of the *Code of Virginia*, and agrees to a monetary penalty of $600.00 for the violation of Count 1, as well as $150.00 in Board costs, for a total of $750.00. In addition, for violation of Count 1, Burkart agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Real Estate Agency 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 or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

File Number 2016-01114, Magnolia N. Perdue

In the matter of **File Number 2016-01114, Magnolia N. Perdue,** the Board reviewed the Consent Order as seen and agreed to by Ms. Perdue. A motion was made by Ms. Grimsley and seconded by Ms. Ferebee to accept the proposed Consent Order offer wherein Ms. Perdue admits to a violation of 18 VAC 135-20-180.B.1.a (Count 1) of the Board's 2008 Regulations and a violation of 18 VAC 135-20-310.2 (Count 2) of the Board's 1999 Regulations, and agrees to a monetary penalty of $500.00 for the violation of Count 1, $650.00 for the violation of Count 2, as well as $150.00 in Board costs, for a total of $1,300.00. In addition, for violation of Count 1, Perdue 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 or reinstatement of license. The Board shall waive $350.00 of the monetary penalty for Count 2, provided Magnolia N. Perdue completes the continuing education requirement above for violation of Count 1. If Magnolia N. Perdue fails to comply with these conditions, then the full

monetary penalty will be automatically imposed. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

File Number 2016-01355, Penny B. Ostlund

In the matter of **File Number 2016-01355, Penny B. Ostlund,** the Board reviewed the Consent Order as seen and agreed to by Ms. Ostlund. A motion was made by Ms. Noonan and seconded by Ms. Grimsley to accept the proposed Consent Order offer wherein Ms. Ostlund admits to a violation of §54.1-2132.A.4 (Count 1) of the *Code of Virginia* and a violation of 18 VAC 135-20-310.2 (Count 2) of the Board's 1999 Regulations, and agrees to a monetary penalty of $450.00 for the violation of Count 1, $700.00 for the violation on Count 2, as well as $150.00 in Board costs, for a total of $1,300.00. In addition, for violation of Counts 1 and 2, Ostlund 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 or reinstatement of license. The Board shall waive $350.00 of the monetary penalty for Count 2, provided Ostlund completes the continuing education requirement as stated above. If Ostlund fails to comply with these conditions, then the full monetary penalty will be automatically imposed. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

Education

The Board reviewed the report from the May 4, 2016, Real Estate Board Education Committee meeting. A motion was made by Mr. Hoover and seconded by Ms. Grimsley to approve the Education Committee meeting minutes. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

Break

The Board recessed from 10:56 A.M. to 11:12 A.M.

New Business

Doug Schroder, Director of Adjudication, gave the Board a presentation on the prima facie case process and licensing

cases. A motion was made by Mr. Hoover and seconded by Ms. Johnson to allow staff to approve applications in which the applicant previously held a license, had an Informal Fact-Finding Conference to determine suitability for licensure due to a conviction, let his license expire and lapse then re-applies to the Board for a new license and the criminal history indicates the same convictions already reviewed by the Board. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

Adjourn

There being no further business, the Board adjourned at 12:38 P.M.

Joe Funkhouser, Chair

Jay W. DeBoer, Secretary

STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT

TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government

1. Name: Joe Funkhouser
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board
(Name of Board)
4. Meeting/IFF Date: May 5, 2016
(Date)
5. I have a personal interest in the following transaction:

_____
(Agenda Item)

Nature of Personal Interest Affected by Transaction: _____

_____

I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

_____

☐ I am able to participate in this transaction fairly, objectively, and in the public interest.

or

☐ I did not participate in the transaction.

6. ☑ I **do not** have a personal interest in any transactions taken at this meeting.

Signature

5-5-16
Date

STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT

TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government

1. Name: Sharon Johnson
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board
(Name of Board)
4. Meeting/IFF Date: May 5, 2016
(Date)
5. I have a personal interest in the following transaction:

_____
(Agenda Item)

Nature of Personal Interest Affected by Transaction: _____

_____

I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

_____

☐ I am able to participate in this transaction fairly, objectively, and in the public interest.

or

☐ I did not participate in the transaction.

6. ☑ I **do not** have a personal interest in any transactions taken at this meeting.

Sharon P. Johnson
Signature

5/5/16
Date

STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT

TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government

1. Name: Steve Hoover
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board
(Name of Board)
4. Meeting/IFF Date: May 5, 2016
(Date)
5. I have a personal interest in the following transaction:

_____
(Agenda Item)

Nature of Personal Interest Affected by Transaction: _____

_____

I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

_____

☐ I am able to participate in this transaction fairly, objectively, and in the public interest.

or

☐ I did not participate in the transaction.

6. ☑ I **do not** have a personal interest in any transactions taken at this meeting.

Signature

Date 5/5/16

STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT

TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government

1. Name: Sandra Ferebee
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board
(Name of Board)
4. Meeting/IFF Date: May 5, 2016
(Date)
5. I have a personal interest in the following transaction:

_____
(Agenda Item)

Nature of Personal Interest Affected by Transaction: _____

_____

I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

_____

☐ I am able to participate in this transaction fairly, objectively, and in the public interest.

or

☐ I did not participate in the transaction.

6. ☑ I **do not** have a personal interest in any transactions taken at this meeting.

Signature

5-5-16
Date

STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT

TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government

1. Name: Catherine M. Noonan
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board
(Name of Board)
4. Meeting/IFF Date: May 5, 2016
(Date)
5. I have a personal interest in the following transaction:

_____
(Agenda Item)

Nature of Personal Interest Affected by Transaction: _____

_____

I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

_____

☐ I am able to participate in this transaction fairly, objectively, and in the public interest.

or

☐ I did not participate in the transaction.

6. ☒ **I do not** have a personal interest in any transactions taken at this meeting.

CMNoonan
Signature

5/5/16
Date

STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT

TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government

1. Name: Antonio Elias
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board
(Name of Board)
4. Meeting/IFF Date: May 5, 2016
(Date)
5. I have a personal interest in the following transaction:

_____
(Agenda Item)

Nature of Personal Interest Affected by Transaction: _____

_____

I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

_____

☐ I am able to participate in this transaction fairly, objectively, and in the public interest.

or

☐ I did not participate in the transaction.

6. ☒ I **do not** have a personal interest in any transactions taken at this meeting.

Signature

5 May 2016
Date

STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT

TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government

1. Name: Lee Odems
   (Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board
   (Name of Board)
4. Meeting/IFF Date: May 5, 2016
   (Date)
5. I have a personal interest in the following transaction:

   _____
   (Agenda Item)

   Nature of Personal Interest Affected by Transaction: _____

   _____

   I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

   _____

   ☐ I am able to participate in this transaction fairly, objectively, and in the public interest.

   or

   ☐ I did not participate in the transaction.

6. ☑ I **do not** have a personal interest in any transactions taken at this meeting.

Signature

Date 5/5/16

STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT

TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government

1. Name: Lynn G. Grimsley
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board
(Name of Board)
4. Meeting/IFF Date: May 5, 2016
(Date)
5. I have a personal interest in the following transaction:

_____
(Agenda Item)

Nature of Personal Interest Affected by Transaction: _____

_____

I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

_____

☐ I am able to participate in this transaction fairly, objectively, and in the public interest.

or

☐ I did not participate in the transaction.

6. ☒ **I do not** have a personal interest in any transactions taken at this meeting.

Lynn Grimsley
Signature

5/5/16
Date

STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT

TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government

1. Name: Joe Funkhouser
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board
(Name of Board)
4. Meeting/IFF Date: July 14, 2016
(Date)
5. I have a personal interest in the following transaction:

_____
(Agenda Item)

Nature of Personal Interest Affected by Transaction: _____

_____

I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

_____

☐ I am able to participate in this transaction fairly, objectively, and in the public interest.

or

☐ I did not participate in the transaction.

6. ☑ I **do not** have a personal interest in any transactions taken at this meeting.

Signature: Joe Funkhouser

Date: 7-14-16