

REAL ESTATE BOARD  
MINUTES OF MEETING

July 14, 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  
Santee Ferebee, Vice-Chair  
Lynn G. Grimsley  
Lee Odems  
Sharon Johnson  
Libby Gatewood (arrived at 9:09 A.M.)

Board Member absent from the meeting: Steve Hoover

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

Jay DeBoer, Director  
Christine Martine, Executive Director  
Liz Hayes, Fair Housing Administrator  
Deanda Shelton, Assistant Fair Housing Administrator  
Jeffrey Williams, Board Administrator  
Emily Trent, Administrative Assistant  
Trudy Miller, Fair Housing Investigator  
Lorraine Schroeder, Fair Housing Investigator  
Donnitria Whitfield, Fair Housing Investigator  
Karen Taylor, Fair Housing Investigator

Elizabeth Peay from the Office of the Attorney General was present.

Mr. Funkhouser called the meeting to Order at 9:01 A.M.

**Call to Order**

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

**Agenda**

A motion was made by Ms. Ferebee and seconded by Ms. Johnson to adopt the following minutes: May 5, 2016, Fair Housing Sub-Committee Meeting and May 5, 2016, Real Estate Board Meeting. The motion passed unanimously. Members

**Minutes**

voting “Yes” were Ferebee, Funkhouser, Grimsley, Johnson and Odems.

There was no public comment.

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

In the matter of **Joseph and Christine Purvis v. WHH Trice & Company, Braywood Manor Associates, LLLP and Vera McPherson, File Number 2016-02310**, the complaint was withdrawn and the case was stricken from the agenda.

In the matter of **Ashley and James Mullen v. Legum & Norman Realty, Inc. and Potomac Club Owners Associations, Inc., File Number 2016-01343**, the case was deferred to the next Board meeting.

Board Member Libby Gatewood arrived at 9:09 A.M.

In the matter of **Mohammed A. Haque v. Long and Foster Real Estate, Inc., Michelle Campbell, William Fariss and Judith Fariss, REB File Number 2016-01961**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis and Recommendation and Supplemental Final Investigative Report. Barrie Bowers, attorney for the respondents, was present and addressed the Board. A motion was made by Ms. Ferebee and seconded by Ms. Johnson to find no reasonable cause. The motion passed unanimously. Members voting “Yes” were Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

In the matter of **John Riggins v. Christi Reinaldo, AHC Management Liability Company and AHC, Inc., REB File Number 2016-02348**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis

### Public Comment

### Fair Housing Administrator's Report

Joseph and Christine Purvis v. WHH Trice & Company, Braywood Manor Associates, LLLP and Vera McPherson, File Number 2016-02310

Ashley and James Mullen v. Legum & Norman Realty, Inc. and Potomac Club Owners Associations, Inc., File Number 2016-01343

### Arrival of Board Member

Mohammed A. Haque v. Long and Foster Real Estate, Inc., Michelle Campbell, William Fariss and Judith Fariss, REB File Number 2016-01961

John Riggins v. Christi Reinaldo, AHC Management Liability Company

and Recommendation and Supplemental Final Investigative Report. A motion was made by Ms. Ferebee and seconded by Ms. Johnson to find no reasonable cause. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

In the matter of **Alisha Gray v. Michael Hunt, Brandon Scott, Kyndra Graves and Genesis Properties, Inc. and Hatcher Tobacco Genesis, LLC, REB File Number 2016-1777**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis and Recommendation. A motion was made by Ms. Ferebee and seconded by Ms. Johnson to find no reasonable cause. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

In the matter of **Housing Opportunities Made Equal v. CBP Properties, LLC and Executives, Inc., REB File Number 2014-03588**, the case was settled privately and stricken from the agenda.

In the matter of **Randy and Delia Farmer v. Gladys Baczek, Kelly Griffin, Harbour Rentals, LLC, and Seacost Realty, Inc. dba Coldwell Banker Harbour Realty, REB File Number 2016-00553**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis and Recommendation and Official Consultation Memorandum from the Office of the Attorney General. Doug Rucker, attorney for Seacoast Realty, Inc., Gladys Baczek, respondent, and J. C. Cancelleri, attorney for Gladys Baczek, were present and addressed the Board. A written statement from Kelly Griffin, respondent, was presented to the Board by Investigator Schroder. A motion was made by Ms. Ferebee and seconded by Ms. Grimsley to find no reasonable cause Gladys Baczek in her individual capacity, and Seacoast Realty, Inc., respondents discriminated against the complainants by refusing to rent or discriminating in the terms and conditions of a rental based upon the complainants' familial status. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems. A motion was made by Ms. Ferebee and seconded by Ms. Grimsley to find reasonable cause Kelly Griffin and Harbour

**and AHC, Inc., REB File Number 2016-02348**

**Alisha Gray v. Michael Hunt, Brandon Scott, Kyndra Graves and Genesis Properties, Inc. and Hatcher Tobacco Genesis, LLC, REB File Number 2016-1777**

**Housing Opportunities Made Equal v. CBP Properties, LLC and Executives, Inc., REB File Number 2014-03588**

**Randy and Delia Farmer v. Gladys Baczek, Kelly Griffin, Harbour Rentals, LLC, and Seacost Realty, Inc. dba Coldwell Banker Harbour Realty, REB File Number 2016-00553**

Rentals, LLC, respondents, discriminated against the complainants by refusing to rent and engaging in discriminatory terms and conditions of a rental based upon the complainants' familial status. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

In the matter of **Dwight Cannon v. Hugh Cross Management Corporation, and Spencer L. Hart, IV, REB File Number 2016-02267**, the case was removed from the agenda.

**Dwight Cannon v.  
Hugh Cross  
Management  
Corporation, and  
Spencer L. Hart, IV,  
REB File Number  
2016-02267**

In the matter of **File Number 2016-02016, Cathy Shuler Fulton**, 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. Cathy Shuler Fulton, applicant, Andrew Biondi, witness, and Mike Crosby, witness, were present and addressed the Board. A motion was made by Ms. Johnson 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. Fulton's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

**File Number 2016-  
02016, Cathy Shuler  
Fulton**

In the matter of **File Number 2016-02158, Tiffany Janika Jones**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. Tiffany Janika Jones, 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 Ms. Jones' application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

**File Number 2016-  
02158, Tiffany  
Janika Jones**

In the matter of **File Number 2016-02218, Kaveh Safa**, 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 Mr. Safa's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

**File Number 2016-02218, Kaveh Safa**

In the matter of **File Number 2016-02252, Vernon Junior Payne**, 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 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. Payne's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

**File Number 2016-02252, Vernon Junior Payne**

In the matter of **File Number 2016-02298, Bernie Wilson Ridgeway**, 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 Mr. Ridgeway's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

**File Number 2016-02298, Bernie Wilson Ridgeway**

In the matter of **File Number 2016-02296, Tauheed Joshua Maddox**, the Board reviewed the record which consisted of

**File Number 2016-02296, Tauheed**

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. Tauheed Joshua Maddox, applicant, was present and addressed the Board. A motion was made by Ms. Johnson 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. Maddox's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

**Joshua Maddox**

In the matter of **File Number 2016-02475, Dennis Roger Presley**, 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. Dennis Roger Presley, applicant, was present and addressed the Board. A motion was made by Ms. Ferebee 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. Presley's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

**File Number 2016-02475, Dennis Roger Presley**

In the matter of **File Number 2016-02476, Theodore Dickerson**, 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. Theodore Dickerson, applicant, and Destiney Dickerson, witness, were 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 Mr. Dickerson's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

**File Number 2016-02476, Theodore Dickerson**

In the matter of **File Number 2016-02481, James A. Geisler**,

**File Number 2016-**

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. James A. Geisler, applicant, submitted a written statement which was presented to 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 (IFF) to deny Mr. Geisler'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, the Board determined Geisler is unfit or unsuited to engage in the practice of the profession due to the nature and seriousness of the crime, the relationship of the crimes to his fitness for licensure and insufficient evidence of rehabilitation and voted to deny the license. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

**02481, James A. Geisler**

In the matter of **File Number 2016-02482, Mandlyn M. Campbell**, 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. Mandlyn M. Campbell, applicant, was present and addressed the Board. 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 and, after consideration of the criteria contained in § 54.1-204.B of the Code of Virginia approve Ms. Campbell's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

**File Number 2016-02482, Mandlyn M. Campbell**

In the matter of **File Number 2016-02483, Deborah D. Vazquez**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. A motion was made by Ms. 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

**File Number 2016-02483, Deborah D. Vazquez**

approve Ms. Vazquez's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

In the matter of **File Number 2016-02564, Nathan L. Crandell**, 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. Nathan L. Crandell, applicant, was present and addressed the Board. A motion was made by Ms. Johnson 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. Crandell's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

**File Number 2016-02564, Nathan L. Crandell**

In the matter of **File Number 2016-02563, Kimberly McGraw**, 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 McGraw, applicant, and George William Gearhardt, Jr., witness, were present and addressed the Board. A motion was made by Mr. Odems 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. McGraw's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

**File Number 2016-02563, Kimberly McGraw**

In the matter of **File Number 2016-02498, Timothy Lee Finch**, 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. Timothy Lee Finch, applicant, was present and addressed the Board. A motion was made by Mr. Odems and seconded by Ms. Johnson to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) to

**File Number 2016-02498, Timothy Lee Finch**

deny Mr. Finch's application for a broker's license. The Board voted to deny the application based upon the record, and in accordance with 18 VAC 135-20-40.2, after finding Mr. Finch has not been actively engaged as a real estate salesperson and/or broker for 36 of the 48 months preceding application for licensure and instead issue Mr. Finch a salesperson's license. The motion passed unanimously. Members voting "Yes" were Ferebee, Gatewood, Johnson and Odems.

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

Due to a possible conflict of interest, Mr. Funkhouser did not vote or participate in the discussion in this matter.

In the matter of **File Number 2016-02453, Kellie E. Arthur**, 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. Kellie E. Arthur, applicant, was present and addressed the Board. A motion was made by Ms. Johnson and seconded by Mr. Odems to reject the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) to approve Ms. Arthur'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 Ms. Arthur has not been actively engaged as a real estate salesperson and/or broker for 36 of the 48 months preceding application for licensure and instead issue Ms. Arthur a salesperson's license. The motion passed by majority vote. Members voting "Yes" were Funkhouser, Gatewood, Johnson and Odems. Member voting "No" was Ferebee.

**File Number 2016-02453, Kellie E. Arthur**

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

In the matter of **File Number 2016-02499, Paul D. Janney**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. A motion was made by Ms. Ferebee and seconded by Ms. Johnson to accept the recommendation contained in the

**File Number 2016-02499, Paul D. Janney**

Summary of the Informal Fact-Finding Conference and approve Mr. Janney's application for a real estate broker's license. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Johnson and Odems.

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

In the matter of **File Number 2016-02561, Jose Lewis Semidey**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. A motion was made by Ms. Ferebee and seconded by Ms. Johnson to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and approve Mr. Semidey's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Johnson and Odems.

**File Number 2016-02561, Jose Lewis Semidey**

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

In the matter of **File Number 2016-01462, Travis Wayne Roberson, t/a Travis Roberson**, the Board reviewed the record which consisted of the investigative file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. A motion was made by Ms. Ferebee and seconded by Ms. Johnson to accept a violation of 18 VAC 135-20-180.B.1.a (Count 1) of the Board's 2008 Regulations. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Johnson and Odems.

**File Number 2016-01462, Travis Wayne Roberson, t/a Travis Roberson**

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 to impose a monetary penalty of \$600.00 for the violation contained in Count 1, for a total of \$600.00. The Board also imposes the following sanctions: For the violation of Count 1, Roberson's license shall be placed on probation and he is required to complete two (2) classroom hours of Board-approved continuing education pertaining to Contracts, and two (2)

classroom hours of Board-approved continuing education pertaining to Short Sales. Such course(s) shall be completed in a classroom. Further, Roberson shall provide evidence acceptable to the Board that Roberson has successfully completed the course(s) within three (3) 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 Ferebee, Funkhouser, Gatewood, Johnson and Odems.

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

In the matter of **File Number 2015-02810, Woo S. Oh**, 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. Johnson and seconded by Ms. Ferebee to accept a violation of 18 VAC 135-20-390.1 (Count 1) of the Board's 2008 Regulations. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Johnson and Odems.

**File Number 2015-02810, Woo S. Oh**

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 to impose revocation of Oh's pre-license education instructor certificate. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Johnson and Odems.

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

In the matter of **File Number 2015-01605, Angela Reenea Burt**, the Board reviewed the record which consisted of the investigative file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. A motion was made by Ms. Ferebee and seconded by Ms. Johnson to accept a violation of 18 VAC 135-20-300.9 (Count 1) of the Board's 2008 Regulations, a violation of 18 VAC 135-20-310.2 (Count 2) of the Board's 1999 Regulations, and

**File Number 2015-01605, Angela Reenea Burt**

a violation of 18 VAC 135-20-260.10 (Count 3) of the Board's 2003 Regulations. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Johnson and Odems.

A motion was made by Ms. Ferebee 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, \$650.00 for the violation contained in Count 2, \$1,500.00 for the violation contained in Count 3, for a total of \$2,650.00. The Board also imposes the following sanctions: For the violation of Count 1, Burt shall be placed on probation and required to complete two (2) classroom hours of Board-approved continuing education pertaining to Escrow Management. Such course(s) shall be completed in a classroom. Further, Burt shall provide evidence acceptable to the Board that Burt 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. For the violation of Count 3, Burt shall be placed on probation and required to complete four (4) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts. Such course(s) shall be completed in a classroom. Further, Burt shall provide evidence acceptable to the Board that Burt 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 Ferebee, Funkhouser, Gatewood, Johnson and Odems.

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

In the matter of **File Number 2014-03028, Lavonne Bennett-Newman**, 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. Lavonne Bennett-Newman, respondent, and Henry McLaughlin, attorney for the respondent, were present and

**File Number 2014-03028, Lavonne Bennett-Newman**

addressed the Board. A motion was made by Ms. Johnson and seconded by Mr. Odems to accept a violation of 18 VAC 135-20-260.10 (Count 1) of the Board's 2003 Regulations, a violation of 18 VAC 135-20-185.C.3 (Count 2) of the Board's 2003 Regulations, a violation of 18 VAC 135-20-260.11 (Count 3) of the Board's 2003 Regulations, and a violation of 18 VAC 135-20-240 (Count 4) of the Board's 2003 Regulations. The motion passed unanimously. Members voting "Yes" were Funkhouser, Gatewood, Johnson and Odems.

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 to impose a monetary penalty of \$1,500.00 for the violation contained in Count 1, \$1,500.00 for the violation contained in Count 2, \$250.00 for the violation contained in Count 3, and \$950.00 for the violation contained in Count 4, for a total of \$4,200.00. The Board also imposes the following sanctions: In addition, for the violation of Count 1, Bennett-Newman shall be placed on probation and required to complete three (3) classroom hours of Board-approved continuing education pertaining to Real Estate Agency, and three (3) classroom hours of Board-approved continuing education pertaining to Property Management. Such course(s) shall be completed in a classroom. Further, Bennett-Newman shall provide evidence acceptable to the Board that Bennett-Newman 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. In addition, for violation of Count 1, Bennett-Newman is placed on probation for two (2) years. While on probation, Bennett-Newman is placed on probation for two (2) years. While on probation, Bennett-Newman and her broker will provide quarterly reports to the Board that she is in compliance with the regulations of the Board. For violation of Count 2, Bennett-Newman is placed on probation and required to complete three (3) classroom hours of Board-approved continuing education pertaining to Ethics and Standards of Conduct and three (3) classroom hours of Board-approved continuing education pertaining to Fair Housing. Such course(s) shall be completed in a classroom. Further, Bennett-Newman shall provide evidence acceptable to the Board that Bennett-Newman has successfully completed the

course(s) within six (6) months effective date of this order. The above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license. For violation of Count 3, Bennett-Newman is placed on probation and required to complete three (3) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts. Such course(s) shall be completed in a classroom. Further, Bennett-Newman shall provide evidence acceptable to the Board that Bennett-Newman 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 requirements, if applicable, for renewal, reinstatement, or activation of a license. In addition, for violation of Count 4, Bennett-Newman shall be placed on probation and required to complete three (3) classroom hours of Board-approved continuing education pertaining to Legal Updates. Such course(s) shall be completed in a classroom. Further, Bennett-Newman shall provide evidence acceptable to the Board that Bennett-Newman 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 requirements, if applicable, for renewal, reinstatement, or activation of a license. The motion passed unanimously. Members voting "Yes" were Funkhouser, Gatewood, Johnson and Odems.

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

In the matter of **File Number 2015-01488, Richard Graham Lamp t/a Rick Lamp**, 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. Richard Lamp, respondent, was present and addressed the Board. A motion was made by Ms. Grimsley and seconded by Mr. Odems to accept a violation of 18 VAC 135-20-260.10 (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. The motion passed unanimously. Members voting "Yes" were Funkhouser, Gatewood, Grimsley and Odems.

**File Number 2015-01488, Richard Graham Lamp t/a Rick Lamp**

A motion was made by Ms. Grimsley to accept the recommendation contained in the Informal Fact-Finding Conference. With no second, the motion failed. 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 \$2,500.00 for the violation contained in Count 1, and \$1,650.00 for the violation contained in Count 2, for a total of \$4,150.00. The motion passed unanimously. Members voting "Yes" were Funkhouser, Gatewood, Grimsley and Odems.

A motion was made by Ms. Grimsley and seconded by Ms. Gatewood to amend the recommended sanctions to impose the following: For the violation of Count 1, Lamp is placed on probation and required to complete three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management, and three (3) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts. Such course(s) shall be completed in a classroom. Further, Lamp shall provide evidence acceptable to the Board that Lamp 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 Funkhouser, Gatewood, Grimsley and Odems.

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

In the matter of **File Number 2016-01055, Matthew D. Dibella**, the Board reviewed the Consent Order as seen and agreed to by Mr. Dibella. A motion was made by Ms. Grimsley and seconded by Mr. Odems to accept the proposed Consent Order offer wherein Mr. Dibella admits to a violation of 18 VAC 135-20-260.5 (Count 1) of the Board's 2003 Regulations and agrees to \$150.00 in Board costs, for a total of \$150.00. In addition, Dibella agrees to revocation of his license. The motion passed unanimously. Members voting "Yes" were Funkhouser, Gatewood, Grimsley, Johnson and Odems.

**File Number 2016-01055, Matthew D. Dibella**

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

In the matter of **File Number 2016-01029, Christopher James Chadwick**, the Board reviewed the Consent Order as seen and agreed to by Mr. Chadwick. A motion was made by Ms. Grimsley and seconded by Ms. Johnson to accept the proposed Consent Order offer wherein Mr. Chadwick 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 \$2,500.00, and \$150.00 in Board costs, for a total of \$2,650.00. Further, for violation of Count 1, Chadwick agrees to a two (2) year probation of his license as of the effective date of the order. During the two (2) year probation, Chadwick agrees to comply with the regulations of the Real Estate Board; and to provide to the Board, on a quarterly basis and in a form acceptable to the Board, a written statement from Chadwick and his principal broker that Chadwick is in compliance with the regulations of the Real Estate Board. If Chadwick violates any terms of the probation, his license may be revoked, pending review by the Board. The motion passed unanimously. Members voting "Yes" were Funkhouser, Gatewood, Grimsley, Johnson and Odems.

**File Number 2016-01029, Christopher James Chadwick**

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

In the matter of **File Number 2015-02765, Teunsha Williams-Hinnant dba Sha Williams-Hinnant**, 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 find no violation and close the file. The motion passed unanimously. Members voting "Yes" were Funkhouser, Gatewood, Grimsley, Johnson and Odems.

**File Number 2015-02765, Teunsha Williams-Hinnant dba Sha Williams-Hinnant**

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

In the matter of **File Number 2016-00161, Miguel Angel Aris, t/a Michael Aris**, the Board reviewed the record which consisted of the Notice, the Report of Findings, including

**File Number 2016-00161, Miguel Angel Aris, t/a Michael Aris**

exhibits, and the Recommendation. A motion was made by Ms. Grimsley and seconded by Mr. Odems to accept a violation of 18 VAC 135-20-260.10 (Count 1) of the Board's 2003 Regulations and a violation of 18 VAC 135-20-170.A.1 (Count 2) of the Board's 2008 Regulations. The motion passed unanimously. Members voting "Yes" were Funkhouser, Gatewood, Grimsley, Johnson and Odems. A motion was made by Ms. Grimsley and seconded by Mr. Odems to accept the recommendation to impose a monetary penalty of \$450.00 for the violation contained in Count 1, and \$350.00 for the violation contained in Count 2, for a total of \$800.00. The motion passed unanimously. Members voting "Yes" were Funkhouser, Gatewood, Grimsley, Johnson and Odems.

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

The Board recessed from 10:57 A.M. to 11:10 A.M.

**Break**

In the matter of **File Number 2014-02876, Myeong S. Lim**, the Board reviewed the record which consisted of the Notice, the Report of Findings, including exhibits, and the Recommendation. A motion was made by Ms. Johnson and seconded by Ms. Ferebee 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 Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems. A motion was made by Ms. Ferebee and seconded by Ms. Johnson to accept the recommendation to impose a monetary penalty of \$1,100.00 for the violation contained in Count 1, for a total of \$1,100.00. The Board also imposes the following sanctions: For violation of Count 1, license revocation. The motion passed unanimously. Members voting "Yes" were Funkhouser, Gatewood, Grimsley, Johnson and Odems.

**File Number 2014-02876, Myeong S. Lim**

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

In the matter of **File Number 2014-02953, Ji Hoon Park**, the Board reviewed the record which consisted of the Notice, the Report of Findings, including exhibits, and the Recommendation. A motion was made by Ms. Ferebee and seconded by Ms. Grimsley to accept a violation of 18 VAC

**File Number 2014-02953, Ji Hoon Park**

135-20-260.1 (Count 1) of the Board's 2003 Regulations. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems. A motion was made by Ms. Ferebee and seconded by Ms. Grimsley to accept the recommendation to impose a monetary penalty of \$1,100.00 for the violation contained in Count 1, for a total of \$1,100.00. The Board also imposes the following sanctions: For violation of Count 1, license revocation. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

In the matter of **File Number 2014-02962, Hyo Hee Yoo**, the Board reviewed the record which consisted of the Notice, the Report of Findings, including exhibits, and the Recommendation. A motion was made by Ms. Johnson and seconded by Mr. Odems 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. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems. A motion was made by Ms. Grimsley and seconded by Ms. Johnson to accept the recommendation to impose a monetary penalty of \$1,100.00 for the violation contained in Count 1, and \$500.00 for the violation contained in Count 2, for a total of \$1,600.00. The Board also imposes the following sanctions: For violation of Counts 1 and 2, license revocation. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

**File Number 2014-02962, Hyo Hee Yoo**

In the matter of **File Number 2015-02825, Helber Alexander Delgado, t/a Alexander Delgado**, the Board reviewed the record which consisted of the Notice, the Report of Findings, including exhibits, and the Recommendation. A motion was made by Ms. Grimsley and seconded by Ms. Ferebee to accept a violation of §54.1-2132.A.4 (Count 1) of the *Code of Virginia*, a violation of 18 VAC 135-20-310.2 (Count 2) of the Board's 1999 Regulations, and a violation of 18 VAC 135-20-170.A.1 (Count 3) of the Board's 2015 Regulations. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems. A motion was made by Ms. Ferebee and seconded by Ms. Johnson to accept the recommendation to impose a monetary penalty of \$450.00 for the violation contained in

**File Number 2015-02825, Helber Alexander Delgado, t/a Alexander Delgado**

Count 1, \$650.00 for the violation contained in Count 2, and \$600.00 for the violation contained in Count 3, for a total of \$1,700.00. The Board also imposes the following sanctions: For violation of Counts 1 and 2, Delgado is 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, Delgado shall provide evidence acceptable to the Board that Delgado 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 requirements, if applicable, for renewal, reinstatement, or activation of a license. For violation of Count 3, license revocation is imposed. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

In the matter of **File Number 2014-02880, Byoung J. Park**, the Board reviewed the record which consisted of the Notice, the Report of Findings, including exhibits, and the Recommendation. A motion was made by Ms. Johnson and seconded by Ms. Ferebee 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 Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems. A motion was made by Ms. Grimsley and seconded by Ms. Ferebee to accept the recommendation to impose a monetary penalty of \$1,100.00 for the violation contained in Count 1, for a total of \$1,100.00. The Board also imposes the following sanctions: For violation of Count 1, license revocation. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

**File Number 2014-02880, Byoung J. Park**

In the matter of **File Number 2014-01930, Yeon K. Han**, the Board reviewed the record which consisted of the Notice, the Report of Findings, including exhibits, and the Recommendation. A motion was made by Ms. Ferebee and seconded by Mr. Odems 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. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems. A motion was made by Ms. Ferebee and

**File Number 2014-01930, Yeon K. Han**

seconded by Ms. Johnson to accept the recommendation to impose the following sanctions: For the violations of Counts 1 and 2, license revocation. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

In the matter of **File Number 2014-02877, Ki Bong Lee, t/a Korea Lee**, the Board reviewed the record which consisted of the Notice, the Report of Findings, including exhibits, and the Recommendation. A motion was made by Ms. Grimsley and seconded by Ms. Johnson 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. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems. A motion was made by Ms. Ferebee and seconded by Mr. Odems to accept the recommendation to impose monetary penalty of \$1,100.00 for the violation contained in Count 1, and \$500.00 for the violation contained in Count 2, for a total of \$1,600.00. The Board also imposes the following sanctions: For the violations of Counts 1 and 2, license revocation. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

**File Number 2014-02877, Ki Bong Lee, t/a Korea Lee**

In the matter of **File Number 2015-02785, Timothy S. Johnson, Jr.**, the Board reviewed the Consent Order as seen and agreed to by Mr. Johnson. A motion was made by Ms. Ferebee and seconded by Mr. Odems to accept the proposed Consent Order offer wherein Mr. Johnson admits to a violation of 18 VAC 135-20-185.C.3 (Count 1) of the Board's 2003 Regulations and agrees to a monetary penalty of \$1,250.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$1,400.00. In addition, for violation of Count 1, Johnson agrees to be placed on probation and to complete at least two (2) classroom hours of Board-approved continuing education pertaining to Escrow 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 Ferebee, Funkhouser, Gatewood,

**File Number 2015-02785, Timothy S. Johnson, Jr.**

and Odems.

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

In the matter of **File Number 2015-01916, Sylvester Moses Charles**, 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. Sylvester Moses Charles, respondent, was present and addressed the Board. A motion was made by Ms. Ferebee and seconded by Ms. Grimsley to accept a violation of 18 VAC 135-20-160.B (Count 1) of the Board's 2008 Regulations. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley and Odems.

**File Number 2015-01916, Sylvester Moses Charles**

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 to impose a monetary penalty of \$250.00 for the violation contained in Count 1, for a total of \$250.00. The Board also imposes the following sanctions: In addition, for the violation of Count 1, Charles shall be placed on probation and required to complete two (2) classroom hours of Board-approved continuing education pertaining to Legal Updates. Such course(s) shall be completed in a classroom. Further, Charles shall provide evidence acceptable to the Board that Charles 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. Further, Charles shall present evidence acceptable to the Board within sixty (60) days of the entry of the order that Charles meets the current requirements of Board Regulation 18 VAC 135-20-160. If Charles fails to do so, Charles' license shall be suspended until such time as he complies. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley and Odems.

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

In the matter of **File Number 2015-01837, Scott Bernard**, 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. Gatewood and seconded by Ms. Ferebee to accept a violation of 18 VAC 135-20-260.10 (Count 1) of the Board's 2003 Regulations, and a violation of 18 VAC 135-20-310.2 (Count 2) of the Board's 1999 Regulations. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley and Odems.

**File Number 2015-01837, Scott Bernard**

A motion was made by Ms. Ferebee and seconded by Ms. Gatewood 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, \$500.00 for the violation contained in Count 2, for a total of \$1,000.00. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley and Odems.

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

In the matter of **File Number 2016-01074, Kathleen Mary Keighery, t/a Kathleen Wood**, the Board reviewed the Consent Order as seen and agreed to by Ms. Keighery. A motion was made by Ms. Grimsley 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. Further, for violation of Count 1, Keighery agrees to a one (1) year probation of her license as of the effective date of the order. During the one (1) year probation, Keighery agrees to comply with the regulations of the Real Estate Board; and to provide to the Board, on a quarterly basis and in a form acceptable to the Board, a written statement from Keighery and her principal broker that Keighery is in compliance with the regulations of the Real Estate Board. If Keighery violates any terms of the probation, her license may be revoked, pending review by the Board. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley and Odems.

**File Number 2016-01074, Kathleen Mary Keighery, t/a Kathleen Wood**

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

In the matter of **File Number 2016-00313, Aneaka Necole English**, the Board reviewed the Consent Order as seen and agreed to by Ms. English. A motion was made by Ms. Ferebee and seconded by Ms. Gatewood to accept a violation of 18 VAC 135-20-260.10 (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 \$150.00 in Board costs, for a total of \$150.00. In addition, for violation of Counts 1 and 2, English agrees to revocation of her license. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley and Odems.

**File Number 2016-00313, Aneaka Necole English**

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

In the matter of **File Number 2016-01417, Franklin Scott Phillips, t/a Scott Phillips**, the Board reviewed the Consent Order as seen and agreed to by Mr. Phillips. A motion was made by Ms. Ferebee and seconded by Ms. Grimsley 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 2015 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. Further, for violation of Count 1, Phillips agrees to provide to the Board, on a semi-annual basis for a period of one (1) year and in a form acceptable to the Board, a written statement from Phillips and his principal broker that Phillips is in compliance with the regulations of the Real Estate Board. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

**File Number 2016-01417, Franklin Scott Phillips, t/a Scott Phillips**

In the matter of **File Number 2016-01149, Reginald Van Green, t/a Reggie Green**, the Board reviewed the Consent Order as seen and agreed to by Mr. Green. A motion was made by Ms. Grimsley and seconded by Ms. Ferebee to accept the proposed Consent Order offer wherein Mr. Green admits to a violation of 18 VAC 135-20-260.10 (Count 1) of the Board's 2003 Regulations and a violation of 18 VAC 135-20-310.2 (Count 2) of the Board's 1999 Regulations and agrees to a

**File Number 2016-01149, Reginald Van Green, t/a Reggie Green**

monetary penalty of \$1,500.00 for the violation contained in Count 1, and \$700.00 for the violation in Count 2, as well as \$150.00 in Board costs, for a total of \$2,350.00. In addition, for violation of Count 1, Green agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Ethics and Standards of Conduct and 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. Further, for violation of Count 2, Green 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 continuation education hours will not count toward any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting “Yes” were Ferebee, Funkhouser, Gatewood, Grimsley and Johnson.

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

In the matter of **File Number 2016-00190, Ernest Marion Dill**, the Board reviewed the Consent Order as seen and agreed to by Mr. Dill. A motion was made by Ms. Grimsley and seconded by Ms. Johnson to accept the proposed Consent Order offer wherein Mr. Dill admits to a violation of 18 VAC 135-20-280.2 (Count 1) of the Board’s 2008 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. The motion passed unanimously. Members voting “Yes” were Ferebee, Funkhouser, Gatewood, Grimsley and Johnson.

**File Number 2016-00190, Ernest Marion Dill**

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

In the matter of **File Number 2014-02270, Justin Jeawon Chung, t/a Justin Chung**, the Board reviewed the Consent Order as seen and agreed to by Mr. Chung. A motion was made by Ms. Ferebee and seconded by Ms. Grimsley to accept the Consent Order wherein proposed Mr. Chung admits to a

**File Number 2014-02270, Justin Jeawon Chung, t/a Justin Chung**

violation of 18 VAC 135-20-260.11 (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, Chung agrees to complete the Board approved 30 hour post-license education curriculum in the classroom from a Board-approved education provider 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 1, Chung agrees to a one (1) year probation of his license as of the effective date of the order. During this one (1) year probation, Chung agrees to comply with the regulations of the Real Estate Board; and to provide to the Board, on a quarterly basis and in a form acceptable to the Board, a written statement from Chung and his principal broker that Chung is in compliance with the regulations of the Real Estate Board. If Chung violates any terms of the probation, his license may be revoked, pending review by the Board. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

In the matter of **File Number 2014-02307, Joo S. 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. Ferebee 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 of Count 1, and \$150.00 in Board costs, for a total of \$850.00. In addition, for violation of Count 1, Park agrees to revocation of his license. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

**File Number 2014-02307, Joo S. Park**

In the matter of **File Number 2014-02964, Gloria Eunhae Hwang**, the Board reviewed the Consent Order as seen and agreed to by Ms. Hwang. A motion was made by Ms. Grimsley and seconded by Mr. Odems to accept the proposed Consent Order wherein Ms. Hwang admits to a violation of 18 VAC 135-20-260.1 (Count 1) of the Board's 2003 Regulations, and agrees to a monetary penalty of \$750.00 for the violation contained in Count 1, as well as \$150.00 in Board

**File Number 2014-02964, Gloria Eunhae Hwang**

costs, for a total of \$900.00. In addition, for violation of Count 1, Hwang agrees to revocation of her license. The motion passed unanimously. Members voting “Yes” were Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

In the matter of **File Number 2014-03149, Jong Rye Im, t/a Jessica Im**, the Board reviewed the Consent Order as seen and agreed to by Ms. Im. A motion was made by Ms. Ferebee and seconded by Ms. Johnson to accept the proposed Consent Order wherein Ms. Im admits to 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, Im agrees to revocation of her license. The motion passed unanimously. Members voting “Yes” were Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

**File Number 2014-03149, Jong Rye Im, t/a Jessica Im**

In the matter of **File Number 2014-03156, Robert Lee**, the Board reviewed the Consent Order as seen and agreed to by Mr. Lee. A motion was made by Ms. Ferebee and seconded by Ms. Johnson to accept the proposed Consent Order wherein Mr. Lee admits to 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 \$500.00 for the violation contained in Count 2, as well as \$150.00 in Board costs, for a total of \$650.00. In addition, for violation of Counts 1 and 2, Lee agrees to revocation of his license. The motion passed unanimously. Members voting “Yes” were Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

**File Number 2014-03156, Robert Lee**

In the matter of **File Number 2015-02048, Robert D. Zirpoli**, the Board reviewed the Consent Order as seen and agreed to by Mr. Zirpoli. A motion was made by Ms. Grimsley and seconded by Ms. Ferebee to accept the proposed Consent Order offer wherein Mr. Zirpoli admits to a violation of 18 VAC 135-20-210 (Count 1) of the Board’s 2008 Regulations, and a violation of 18 VAC 135-20-300.6 (Count 2) of the Board’s 2008 Regulations, and agrees to a monetary penalty of \$300.00 for the violation of Count 1, \$550.00 for the violation

**File Number 2015-02048, Robert D. Zirpoli**

of Count 2, as well as \$150.00 in Board costs, for a total of \$1,000.00. In addition, for violation of Count 1, Zirpoli agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Real Estate Agency and for Count 2, Zirpoli 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 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 Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

In the matter of **File Number 2015-02231, Charles Allen Burnette**, the Board reviewed the Consent Order as seen and agreed to by Mr. Burnette. A motion was made by Ms. Ferebee and seconded by Ms. Johnson to accept the proposed Consent Order offer wherein Mr. Burnette admits to a violation of §54.1-2133.A.4 (Count 1) of the *Code of Virginia*, and agrees to a monetary penalty of \$450.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$600.00. In addition, for violation of Count 1, Burnette 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 Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

**File Number 2015-02231, Charles Allen Burnette**

In the matter of **File Number 2016-00049, Dianne Rastelli**, the Board reviewed the Consent Order as seen and agreed to by Ms. Rastelli. A motion was made by Ms. Grimsley and seconded by Ms. Ferebee to accept the proposed Consent Order offer wherein Ms. Rastelli 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 \$650.00 for

**File Number 2016-00049, Dianne Rastelli**

the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$800.00. In addition, for violation of Count 1, Rastelli agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts and provide proof of attendance and successful completion within six (6) months of the effective date of the order. 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 Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

In the matter of **File Number 2016-00203, Shannon Lynn Murray, t/a Shannon Murray**, the Board reviewed the Consent Order as seen and agreed to by Ms. Murray. A motion was made by Ms. Ferebee and seconded by Ms. Grimsley to accept the proposed Consent Order offer wherein Ms. Murray 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, Murray 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 Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

**File Number 2016-00203, Shannon Lynn Murray, t/a Shannon Murray**

In the matter of **File Number 2016-00496, Michael Anthony Grider**, the Board reviewed the Consent Order as seen and agreed to by Mr. Grider. A motion was made by Ms. Grimsley and seconded by Ms. Ferebee to accept the proposed Consent Order offer wherein Mr. Grider admits to two violations 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 each violation of Count 1, as well as \$150.00 in Board costs, for a total of \$1,150.00. In addition, for violation

**File Number 2016-00496, Michael Anthony Grider**

of Count 1, Grider 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 Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

In the matter of **File Number 2016-00517, Ethel Leigh Battle, t/a E. Leigh Battle**, the Board reviewed the Consent Order as seen and agreed to by Ms. Battle. A motion was made by Ms. Grimsley and seconded by Mr. Odems to accept the proposed Consent Order offer wherein Ms. Battle admits to a violation of 18 VAC 135-20-300.9 (Count 1) of the Board's 2008 Regulations, and agrees to a monetary penalty of \$950.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$1,100.00. In addition, for violation of Count 1, Battle 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 Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

**File Number 2016-00517, Ethel Leigh Battle, t/a E. Leigh Battle**

In the matter of **File Number 2016-00758, Mohamad Ahmadinejad dba Michael Ahmadinejad**, the Board reviewed the Consent Order as seen and agreed to by Mr. Ahmadinejad. A motion was made by Ms. Ferebee and seconded by Ms. Johnson to accept the proposed Consent Order offer wherein Mr. Ahmadinejad 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, \$700.00 for

**File Number 2016-00758, Mohamad Ahmadinejad dba Michael Ahmadinejad**

the violation on Count 2, as well as \$150.00 in Board costs, for a total of \$1,350.00. In addition, for violation of Count 1, Ahmadinejad agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts and provide proof of attendance and successful completion within six (6) months of the effective date of the order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. Further, the Board shall waive \$350.00 of the monetary penalty for Count 2, provided Ahmadinejad completes the continuing education requirements described above for violation of Count 1. If Ahmadinejad fails to comply with these conditions, then the full monetary penalty will be automatically imposed. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

In the matter of **File Number 2016-00791, Claudia Yanine Israel**, the Board reviewed the Consent Order as seen and agreed to by Ms. Israel. A motion was made by Ms. Ferebee and seconded by Ms. Grimsley to accept the proposed Consent Order offer wherein Ms. Israel 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, Israel agrees to the voluntary surrender of her license and the Board shall waive the imposition of the \$450.00 monetary penalty. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

**File Number 2016-00791, Claudia Yanine Israel**

In the matter of **File Number 2016-01360, Hosup Sim dba Andrew Sim**, the Board reviewed the Consent Order as seen and agreed to by Mr. Sim. A motion was made by Ms. Grimsley and seconded by Ms. Ferebee to accept the proposed Consent Order offer wherein Mr. Sim 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, \$200.00 for the violation on Count 2, as well as \$150.00 in Board costs, for a total of \$850.00. In addition, for violation of Count 1, Sim

**File Number 2016-01360, Hosup Sim dba Andrew Sim**

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 Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

In the matter of **File Number 2016-01432, Cynthia M. Martin t/a Cindy Martin**, the Board reviewed the Consent Order as seen and agreed to by Ms. Martin. A motion was made by Ms. Grimsley and seconded by Ms. Ferebee to accept the proposed Consent Order offer wherein Ms. Martin 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, Martin 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 Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

**File Number 2016-01432, Cynthia M. Martin t/a Cindy Martin**

In the matter of **File Number 2016-01555, Jacqueline C. Butterworth**, the Board reviewed the Consent Order as seen and agreed to by Ms. Butterworth. A motion was made by Ms. Ferebee and seconded by Ms. Johnson to accept the proposed Consent Order offer wherein Ms. Butterworth admits to a violation of 18 VAC 135-20-220.A.3 (Count 1) of the Board's 2015 Regulations, 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, Butterworth agrees to complete at least three (3) classroom hours of Board-approved continuing education

**File Number 2016-01555, Jacqueline C. Butterworth**

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 Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

In the matter of **File Number 2016-01601, Lourdes Tarin**, the Board reviewed the Consent Order as seen and agreed to by Ms. Tarin. A motion was made by Ms. Grimsley and seconded by Ms. Ferebee to accept the proposed Consent Order offer wherein Ms. Tarin 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, Tarin 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 Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

**File Number 2016-01601, Lourdes Tarin**

In the matter of **File Number 2016-01769, Terrell Lamont Booker, t/a T. L. Booker**, the Board reviewed the Consent Order as seen and agreed to by Mr. Booker. A motion was made by Ms. Johnson and seconded by Ms. Ferebee to accept the proposed Consent Order offer wherein Mr. Booker 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 \$700.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$850.00. In addition, for violation of Count 1, Booker 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

**File Number 2016-01769, Terrell Lamont Booker, t/a T. L. Booker**

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 Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

In the matter of **File Number 2016-01919, Victoria Jones Morris, t/a Victoria J. Morris**, the Board reviewed the Consent Order as seen and agreed to by Ms. Morris. A motion was made by Ms. Ferebee and seconded by Mr. Odems to accept the proposed Consent Order offer wherein Ms. Morris 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 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, Morris 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. Further, for violation of Count 2, Morris 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 Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

**File Number 2016-01919, Victoria Jones Morris, t/a Victoria J. Morris**

In the matter of **File Number 2016-02116, Elijah Grant Miller, t/a Eli Miller**, the Board reviewed the Consent Order as seen and agreed to by Mr. Miller. A motion was made by Ms. Johnson and seconded by Ms. Ferebee to accept the proposed Consent Order offer wherein Mr. Miller 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

**File Number 2016-02116, Elijah Grant Miller, t/a Eli Miller**

1999 Regulations, and agrees to a monetary penalty of \$400.00 for the violation of Count 1, \$700.00 for the violation of Count 2, as well as \$150.00 in Board costs, for a total of \$1,250.00. In addition, for violation of Count 1, Miller 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. Further, for violation of Count 2, Miller agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts and provide proof of attendance and successful completion within six (6) months of the effective date of the order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

A motion was made by Ms. Ferebee and seconded by Ms. Johnson to adopt the following resolution to honor the years of dedicated service by a former Board Member to the Board:

**Resolution**

**RESOLUTION IN HONOR OF**

Cathy M. Noonan

WHEREAS, **Cathy M. Noonan**, has faithfully and diligently served as a member of the Real Estate Board since 2012; and

WHEREAS, **Cathy M. Noonan**, has devoted generously of her time, talent and leadership to the Board; and

WHEREAS, **Cathy M. Noonan**, has endeavored at all times to render decisions with fairness, good judgment, and in the best interest of the Board; and

WHEREAS, the Real Estate Board wishes to acknowledge its gratitude and deepest appreciation for devoted service of a person who is held in high esteem by the members of the Board and the citizens of the Commonwealth.

NOW THEREFORE BE IT RESOLVED, by the Real Estate

Board this fourteenth day of July, 2016 that **Cathy M. Noonan** be given all honors and respect due her for her outstanding service to the Commonwealth and its citizens and the Real Estate Board; and

BE IT FURTHER RESOLVED, that this Resolution be presented to her and be made a part of the official minutes of the Board so that all may know of the high regard in which she is held.

The motion passed unanimously. Member voting “Yes” were Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

A motion was made by Ms. Ferebee and seconded by Ms. Johnson to adopt the following resolution to honor the years of dedicated service by a former Board Member to the Board:

**Resolution**

**RESOLUTION IN HONOR OF**

Antonio M. Elias

WHEREAS, **Antonio M. Elias**, has faithfully and diligently served as a member of the Real Estate Board since 2014; and

WHEREAS, **Antonio M. Elias**, has devoted generously of his time, talent and leadership to the Board; and

WHEREAS, **Antonio M. Elias**, has endeavored at all times to render decisions with fairness, good judgment, and in the best interest of the Board; and

WHEREAS, the Real Estate Board wishes to acknowledge its gratitude and deepest appreciation for devoted service of a person who is held in high esteem by the members of the Board and the citizens of the Commonwealth.

NOW THEREFORE BE IT RESOLVED, by the Real Estate Board this fourteenth day of July, 2016 that **Antonio M. Elias** be given all honors and respect due him for his outstanding service to the Commonwealth and its citizens and the Real Estate Board; and

BE IT FURTHER RESOLVED, that this Resolution be presented to him and be made a part of the official minutes of

the Board so that all may know of the high regard in which he is held.

The motion passed unanimously. Members voting “Yes” were Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

A motion was made by Ms. Ferebee and seconded by Ms. Grimsley to approve the request from education provider, CE Shop to use electronic proctoring. All other continuing education providers wanting to use this proctoring method require consideration and approval on an individual basis. The motion passed unanimously. Member voting “Yes” were Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

### **Education**

A motion was made by Ms. Ferebee and seconded by Ms. Johnson to allow brokers with a current license in another state to apply for a real estate salesperson license if they provide evidence of completing 60 hours of equivalent salesperson pre-license education acceptable to the Board. The applicants will be required to take the state portion of the salesperson examination. The motion passed unanimously. Members voting “Yes” were Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

The Board reviewed the report from the July 13, 2016, Real Estate Board Education Committee meeting. A motion was made by Ms. Johnson and seconded by Mr. Odems to approve the Education Committee meeting minutes. The motion passed unanimously. Members voting “Yes” were Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

There being no further business, the Board adjourned at 12:04 P.M.

### **Adjourn**

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Joe Funkhouser, Chair

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Jay W. DeBoer, Secretary