

**Minutes of Meeting**  
**INFORMAL FACT-FINDING CONFERENCES**  
**November 7, 2005 (1:00 p.m.)**

The Virginia Real Estate Board convened in Richmond, Virginia, for the purpose of holding Informal Fact-Finding Conferences pursuant to the Administrative Process Act

Schaefer Oglesby, Board Member, presided. No other Board Members were present

Ilona LaPaglia appeared for the Department of Professional and Occupational Regulation

The conferences were recorded by Inge Snead & Associates, LTD

The Summaries or Consent Orders are attached unless no decision was made

Disc=Disciplinary Case  
Lic=Licensing Application

C=Complainant/Claimant  
A=Applicant  
R=Respondent/Regulant  
PB=Principal Broker  
SA=Sales Agent  
Inv=Investigator  
Atty=Attorney  
W=Witness

**1:00 PM**

Peter J Roberts  
File Number 2006-01798

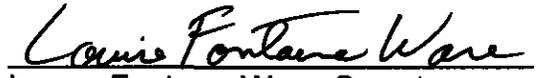
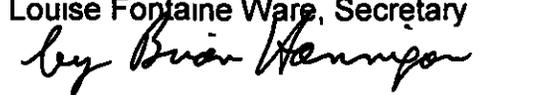
**Participants**

Peter Roberts – A

The meeting adjourned at 1:45 p.m

Virginia Real Estate Board

  
R. Schaefer Oglesby, Chairman

  
Louise Fontaine Ware, Secretary  


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Custodian of Records

IN THE

**COMMONWEALTH OF VIRGINIA**

**REAL ESTATE BOARD**

Re: Peter John Roberts  
Application

File Number. 2006-01798

**SUMMARY OF THE INFORMAL FACT-FINDING CONFERENCE**

On October 28, the Notice of Informal Fact-Finding Conference ("Notice") was mailed, via certified mail, to Peter John Roberts. The Notice included the Informal Fact-Finding Conference Referral Memorandum, which contained the facts regarding the application. The certified mail was received and signed for.

On November 7, 2005, an Informal Fact-Finding Conference ("IFF") was convened at the Department of Professional and Occupational Regulation.

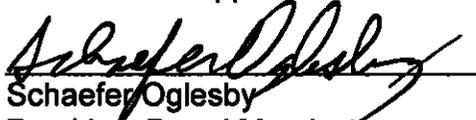
The following individuals participated at the IFF: Peter John Roberts, Applicant; Ilona LaPaglia, Staff Member, and Schaefer Oglesby, Presiding Board Member.

**RECOMMENDATION**

Based upon the evidence and the IFF, the following is recommended regarding the application requirements as outlined in the IFF Conference Referral Memorandum:

Mr. Roberts stated that he has been a pharmaceutical salesman and was now working as a pharmacist. He has had a North Carolina sales license since 1986 and a North Carolina broker's license since July of 1995, but has not been active in the business. He stated that he had initially filed for a Virginia salesman license by reciprocity and was told that he needed to apply for a broker's license so he sent in the additional money for a broker's license. After reviewing 18 VAC 135-20-60.6, it says that the applicant for a salesman license must have been actively engaged for 12 of the preceding 36 months or 36 of the 48 months for a broker's license. Unfortunately Mr. Roberts does not meet any of the requirements.

Based on the information presented by Roberts, I do not believe he has been "actively engaged" in real estate as defined by the Board during the requisite time periods. Therefore, I recommend Peter John Roberts's application be denied.

By:   
Schaefer Oglesby  
Presiding Board Member

REAL ESTATE BOARD

Date \_\_\_\_\_



LICENSING AND REGULATION DIVISION  
APPLICATION REVIEW  
INFORMAL FACT FINDING CONFERENCE REFERRAL MEMORANDUM

To: Board Administrative Proceedings Section, LRD Date 10/13/05

From: Christine Martine Board Real Estate

Re: Applicant Name: Peter J. Roberts

Applied For: X License Certification Registration

Type Applied For: Broker by Reciprocity  
(as marked on application)

Reviewed By:

Board Member

Christine Martine  
Staff Member

IFF Requested by Whom. Applicant

When 10/12/03  
(date)

How Telephone  
(letter, telephone, etc )

COMMENTS. THIS APPLICANT REQUESTED A WAIVER OF THE EXPERIENCE REQUIREMENT THEREFORE IT SHOULD BE HEARD BY A BOARD MEMBER

**BASIS UPON WHICH APPLICANT MAY NOT MEET BOARD REGULATORY REQUIREMENTS.  
EXPERIENCE VERIFICATION**

Pursuant to VA Code or Board Regulation §. 18 VAC 135-20-60.6 and §54.1-2105.B

*Facts:* (Include name of Court, convicted of, Code §, misdemeanor or felony and date of order )

Peter J. Roberts applied for a broker license by reciprocity on September 26, 2005, and did not meet the experience verification requirements on his application as follows:

Peter J Roberts did not provide independent verification of experience showing that he was actively engaged as a real estate salesperson and/or broker for 36 of the 48 months preceding his application for licensure

Although the Certification of Licensure from North Carolina Real Estate Commission indicates that Mr. Roberts has held an active broker's license since July 14, 1995, he cannot provide Experience Verification forms showing that he has been actively engaged as a broker for at least 40 hours per week for 36 of the 48 months preceding his application for licensure.

**STATE AND LOCAL GOVERNMENT  
CONFLICT OF INTEREST ACT**

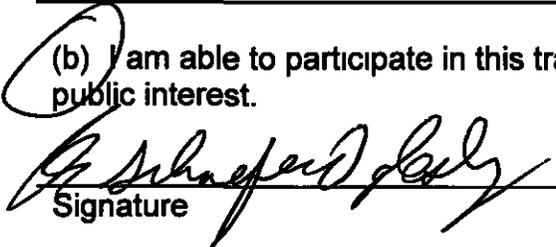
**TRANSACTIONAL DISCLOSURE STATEMENT  
for Officers and Employees of State Government**

1. Name            Schaefer Oglesby
2. Title            Presiding Board Member
3. Agency:        Real Estate Board
4. Transaction:   Informal Fact-Finding Conferences on 11-7-05
5. Nature of Personal Interest Affected by Transaction \_\_\_\_\_

6. I declare that.

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

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

  
Signature

11-7-05  
Date