

REAL ESTATE BOARD
MINUTES OF MEETING

January 26, 2017

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
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
Jim Chapman, Board Administrator
Emily Trent, Administrative Assistant
Trudy Miller, Fair Housing Investigator
Loraine Schroeder, Fair Housing Investigator
Donnitria Whitfield, Fair Housing Investigator
Karen Taylor, Fair Housing Investigator
Jessica Eldridge, Presiding Officer

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

Mr. Funkhouser called the meeting to Order at 9:02 A.M.

Call to Order

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

Agenda

A motion was made by Ms. Ferebee and seconded by Mr. Hoover to adopt the following minutes: October 26, 2016, Fair Housing Sub-Committee Meeting, October 26, 2016, Real Estate Board Meeting and November 29, 2016, Real Estate Advisory Council Meeting. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Hoover, Johnson and Odems.

There was no public comment.

Deanda Shelton, Assistant Fair Housing Administrator, updated the Board on the current Fair Housing case load.

In the matter of **John L. Johnson, Jr. v. Judy Boone Realty, Inc., Ronald W. Boone, Jr. and Boone Living Trust, File Number 2017-00344**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis and Supplemental Final Investigative Report. Rosalyn K. Singer, 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 respondents discriminated against the complainant by refusing to rent and in terms and conditions of rental based upon disability. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Hoover, Johnson and Odems.

In the matter of **Arkie D. Tucker-Corley and Calvin Tucker v. Mack R. Payne, Lisa League, and Payne Rental Properties, Inc., File Number 2017-00630**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Arkie D. Tucker-Corley, complainant, was present and addressed the Board. A motion was made by Ms. Ferebee and seconded by Ms. Grimsley to find no reasonable cause the respondents discriminated against the complainants in the terms and conditions of rental based upon race. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Hoover, Johnson and Odems.

In the matter of **John L. Johnson, Jr. v. Judy Boone Realty, Inc., Ronald W. Boone, Jr. and Boone Living Trust, File Number 2017-00344**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis

Minutes

Public Comment

Fair Housing Administrator's Report

John L. Johnson, Jr.
v. Judy Boone
Realty, Inc., Ronald
W. Boone, Jr. and
Boone Living Trust,
File Number 2017-
00344

Arkie D. Tucker-
Corley and Calvin
Tucker v. Mack R.
Payne, Lisa League,
and Payne Rental
Properties, Inc., File
Number 2017-00630

John L. Johnson, Jr.
v. Judy Boone
Realty, Inc., Ronald
W. Boone, Jr. and

and Supplemental Final Investigative Report. A motion was made by Ms. Ferebee and seconded by Mr. Odems to find no reasonable cause the respondents discriminated against the complainant by refusing to make a reasonable accommodation based upon disability. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Hoover, Johnson and Odems.

In the matter of **Matthew Haggerty v. Chickahominy Redo, LLC, Grady Management, Inc., Mandi Page Kinney, and Katey Coffman, File Number 2016-02214**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis and Official Consultation Memorandum from the Office of the Attorney General. Matthew Haggerty, complainant, and John B. Raftery, attorney for the respondents, were present and addressed the Board. A motion was made by Ms. Ferebee and seconded by Ms. Johnson to find reasonable cause that Chickahominy Redo, LLC and Grady Management, Inc., respondents, discriminated against the complainant by refusing to make a reasonable accommodation based upon disability. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Hoover, Johnson and Odems. A motion was made by Ms. Ferebee and seconded by Mr. Hoover to find no reasonable cause Mandi Page Kinney and Katey Coffman, respondents, discriminated against the complainant in their individual capacity. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Hoover, Johnson and Odems.

In the matter of **Elaine Barton v. Karen Feagin, NRS-ATG, dba Neighborhood Realty Services NRS, and Laketree Associates, L.C., REB File Number 2017-00476**, 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 Ferebee, Funkhouser, Gatewood, Grimsley, Hoover, Johnson and Odems.

In the matter of **File Number 2017-00825, Scott Jason Grupe**, 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

Boone Living Trust,
File Number 2017-
00344

Matthew Haggerty v.
Chickahominy Redo,
LLC, Grady
Management, Inc.,
Mandi Page Kinney,
and Katey Coffman,
File Number 2016-
02214

Elaine Barton v.
Karen Feagin, NRS-
ATG, dba
Neighborhood Realty
Services NRS, and
Laketree Associates,
L.C., REB File
Number 2017-00476

File Number 2017-
00825, Scott Jason
Grupe

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

In the matter of **File Number 2017-00889, Joseph Albert Fortuner**, 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. Joseph Albert Fortuner, applicant, was present and addressed the Board. 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 and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia* approve Mr. Fortuner's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Hoover, Johnson and Odems.

File Number 2017-00889, Joseph Albert Fortuner

In the matter of **File Number 2017-00949, Kathy Sue Hull**, 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 Mr. Hoover to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to deny Ms. Hull's application for a real estate broker's license as she has not been actively engaged as a real estate salesperson and/or broker for 36 of the 48 months preceding her application. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Hoover and Johnson.

File Number 2017-00949, Kathy Sue Hull

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

In the matter of **File Number 2017-00997, Amy Lyn Wallace-Adams**, 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.

File Number 2017-00997, Amy Lyn Wallace-Adams

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

In the matter of **File Number 2017-01007, Shawnda Gorostieta**, 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. Shawnda Gorostieta, applicant, Lee R. McGinnis, witness, and Lawrence E. Marshall, II, attorney for the applicant, were 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 Ms. Gorostieta's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Hoover, Johnson and Odems.

File Number 2017-01007, Shawnda Gorostieta

In the matter of **File Number 2017-01053, Dennis Wood Lemley**, 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 Wood Lemley, 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. Lemley's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Hoover, Johnson and Odems.

File Number 2017-01053, Dennis Wood Lemley

In the matter of **File Number 2017-01202, Jaime Rachelle Warren**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal

File Number 2017-01202, Jaime Rachelle Warren

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

In the matter of **File Number 2017-00646, Tara Sian Frastak**, 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. Frastak'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 Frastak 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 the purpose for requiring licensure and insufficient evidence of rehabilitation. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Hoover, Johnson and Odems.

File Number 2017-00646, Tara Sian Frastak

In the matter of **File Number 2017-01074, Joel Dulay Singson**, 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 Mr. Singson's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Hoover, Johnson and Odems.

File Number 2017-01074, Joel Dulay Singson

In the matter of **File Number 2017-01077, Eric Thomas Mason**, 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. Eric Thomas Mason, applicant, was present and addressed the Board. A motion was made by Mr. Hoover and seconded by Ms. Ferebee to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia* approve Mr. Mason's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Hoover, Johnson and Odems.

File Number 2017-01077, Eric Thomas Mason

In the matter of **File Number 2017-01126, Rose Johnson Paul**, 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. Rose Johnson Paul, applicant, was present and addressed the Board. A motion was made by Ms. Ferebee and seconded by Mr. Hoover to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) to deny Ms. Paul'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 Paul 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 crime to the purpose for requiring a license and insufficient evidence of rehabilitation. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Hoover, Johnson and Odems.

File Number 2017-01126, Rose Johnson Paul

In the matter of **File Number 2017-00453, Lee Renee McGinnis**, 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. Lee R. McGinnis, applicant, and Lawrence E. Marshall, II, attorney for the applicant, were present and addressed the Board. A motion was made by Ms. Ferebee and seconded by Mr. Odems to accept the recommendation contained in the

File Number 2017-00453, Lee Renee McGinnis

Summary of the Informal Fact-Finding Conference to approve Ms. McGinnis' application for a real estate broker's license. The motion passed by majority vote. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Hoover and Odems. Member voting "No" was Johnson.

In the matter of **File Number 2016-02244, Miguel Angel Girona, Jr.**, the Board reviewed the Consent Order as seen and agreed to by Mr. Girona. A motion was made by Ms. Johnson and seconded by Ms. Ferebee to accept the proposed Consent Order offer wherein Mr. Girona 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 \$1,750.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$1,900.00. In addition, for violation of Count 1, Girona agrees to a two (2) year probation of his license as of the effective date of the Order. During the two (2) year probation, Girona 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 Girona and his principal broker that he is in compliance with the regulations of the Real Estate Board. If Girona violates any terms of the probation, his license may be revoked, pending review by the Board. Further, for violation of Count 1, Girona agrees to complete at least four (4) 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, Hoover, Johnson and Odems.

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

In the matter of **File Number 2014-03194, Rana Hmaidan**, 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

File Number 2016-02244, Miguel Angel Girona, Jr.

File Number 2014-03194, Rana Hmaidan

motion was made by Ms. Ferebee and seconded by Mr. Hoover to accept a violation of 18 VAC 135-20-260.11 (Count 1) of the Board's 2003 Regulations. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Hoover, Johnson and Odems.

A motion was made by Ms. Ferebee and seconded by Mr. Hoover to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose a monetary penalty of \$1,650.00 for the violation contained in Count 1, for a total of \$1,650.00. Further, for the violation of Count 1, the Board imposes revocation of license. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Hoover, 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 2014-03095, Hae Uk Lee, dba Harry Lee**, 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 135-20-260.260.1 (Count 1) of the Board's 2003 Regulations and a violation of 18 VAC 135-260.11 (Count 2) of the Board's 2003 Regulations. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Hoover, Johnson and Odems.

File Number 2014-03095, Hae Uk Lee, dba Harry Lee

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 \$1,650.00 for the violation contained in Count 1, and \$1,000.00 for the violation contained in Count 2, for a total of \$2,650.00. Further, for the violation of Count 2, the Board imposes revocation of license. License revocation in Count 2 shall be stayed conditioned on Hae Lee presenting evidence acceptable to the Board, within six (6) months of the effective date of the order that he has successfully complied with the following term of probation: Successfully completing thirty (30) classroom hours of Board-approved post-license education. Such course(s) shall be completed in a classroom.

The above-referenced post-license education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license. In addition, Hae Lee's license shall be placed on probation for two (2) years. While on probation, Hae Lee and his broker will provide quarterly reports to the Board that he is in compliance with the regulations of the Board. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Hoover, 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 2016-00349, Ann Marie Powers-Koch**, 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. Ann Marie Powers-Koch, respondent, Ruthie Lawrence, witness, and Lawrence E. Marshall, II, attorney for the respondent, were present and addressed the Board. A motion was made by Mr. Odems and seconded by Mr. Hoover to accept a violation of 18 VAC 135-20-260.11 (Count 1) of the Board's 2003 Regulations. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Hoover and Odems.

File Number 2016-00349, Ann Marie Powers-Koch

A motion was made by Mr. Odems and seconded by Mr. Hoover to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose a monetary penalty of \$1,500.00 for the violation contained in Count 1, for a total of \$1,500.00. Further, for the violation of Count 1, the Board imposes revocation of Powers-Koch's broker license with the simultaneous issuance of a salesperson license, as of the effective date of the order. In addition, her salesperson license shall be on probation for two (2) years. While on probation, Powers-Koch and her broker will provide quarterly reports to the Board that she is in compliance with the rules and regulations of the Board. In addition, for violation of Count 1, Powers-Koch shall be placed on probation and required to complete four (4) classroom hours of Board-approved continuing education pertaining to Ethics and Standards of Conduct, two (2) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts, and two (2) classroom hours of Board-approved

continuing education pertaining to Legal Updates. Such as course(s) shall be completed in a classroom. Further, Powers-Koch shall provide evidence acceptable to the Board that she 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 license. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Hoover and Odems.

As the presiding Board member and Board member 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 2016-02409, Julia F. McNulty**, the Board reviewed the Consent Order as seen and agreed to by Ms. McNulty. A motion was made by Ms. Ferebee and seconded by Mr. Hoover to accept the proposed Consent Order offer wherein Ms. McNulty admits to a violation of 18 VAC 135-20-260.11.g (Count 1) of the Board's 2015 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, McNulty agrees to complete at least five (5) 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, Hoover and Odems.

File Number 2016-02409, Julia F. McNulty

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 2016-02053, James E. Cole, t/a Jim Cole**, 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

File Number 2016-02053, James E. Cole, t/a Jim Cole

motion was made by Ms. Ferebee and seconded by Ms. Grimsley to accept a violation of 18 VAC 135-20-185.C.3 (Count 1) of the Board's 2003 Regulations. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley and Hoover.

A motion was made by Ms. Ferebee and seconded by Mr. Hoover to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference for the violation of Count 1, to impose revocation of license. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley and Hoover.

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

In the matter of **File Number 2016-00300, Andrew Michael DeMaree, t/a Drew DeMaree**, 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 Ms. Gatewood to accept a violation of 18 VAC 135-20-190.B (Count 1) of the Board's 2008 Regulations, a violation of 18 VAC 135-20-260.10 (Count 2) of the Board's 2003 Regulations, a violation of 18 VAC 135-20-270.3 (Count 3) of the Board's 2003 Regulations and a violation of §54.1-2135.A.1 (Count 4) of the *Code of Virginia*. The motion passed unanimously. Members voting "Yes" were Funkhouser, Gatewood, Grimsley, Hoover and Odems.

File Number 2016-00300, Andrew Michael DeMaree, t/a Drew DeMaree

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 \$250.00 for the violation contained in Count 1, \$2,000.00 for the violation of Count 2, \$1,500.00 for the violation of Count 3, and \$1,000.00 for the violation of Count 4, for a total of \$4,750.00. For violations of Counts 1, 2, 3 and 4, the Board imposes the following:

- DeMaree's license shall be suspended for a period of two (2) years.
- DeMaree shall be placed on probation for a period of six (6) months from the effective date of the order.
- During the six (6) month probation, DeMaree shall be

required to retake and complete the thirty (30) hours of post-license education. Such course(s) shall be completed in a classroom. Further, DeMaree shall provide evidence acceptable to the Board that he has successfully completed the course(s) within six (6) months of the effective date of the order. The above-referenced education hours will not count towards any education requirements, if applicable, for renewal, reinstatement, or activation of a license. If DeMaree fails to provide evidence acceptable to the Board that he has successfully completed the course(s) within six (6) months of the effective date of the order, his license shall be revoked.

The motion passed unanimously. Members voting "Yes" were Funkhouser, Gatewood, Grimsley, Hoover and Odems.

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

In the matter of **File Number 2016-01642, Kathleen C. Edwards**, 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 Ms. Gatewood to accept a violation of 18 VAC 135-20-260.10 (Count 1) of the Board's 2003 Regulations. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley and Hoover.

File Number 2016-01642, Kathleen C. Edwards

A motion was made by Ms. Ferebee and seconded by Mr. Hoover to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose a monetary penalty of \$1,500.00 for the violation contained in Count 1, for a total of \$1,500.00. Further, for the violation of Count 1, Edwards shall be on probation and required to complete four (4) classroom hours of Board-approved continuing education pertaining to Broker Management and Supervision. Such course(s) shall be completed in a classroom. Further, Edwards shall provide evidence acceptable to the Board that she 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 Ferebee, Funkhouser, Gatewood, Grimsley and Hoover.

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

In the matter of **File Number 2016-02748, Andrew B. Middleditch**, the Board reviewed the Consent Order as seen and agreed to by Mr. Middleditch. Lawrence Marshall, II, attorney for the respondent, was present and addressed the Board. A motion was made by Ms. Ferebee and seconded by Ms. Johnson to accept the proposed Consent Order offer wherein Mr. Middleditch admits to a violation of 18 VAC 135-20-260.6 (Count 1) of the Board's 2015 Regulations, and agrees to \$150.00 in Board costs, for a total of \$150.00. In addition, for violation of Count 1, Middleditch agrees to a two (2) year probation of his license as of the effective date of the order. During the two (2) year probation, Middleditch 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 Middleditch and his principal broker, that he is in compliance with the regulations of the Real Estate Board. Further, during the two (2) year probation, Middleditch agrees to comply with the terms of his supervised probation, that include his complete abstinence from the use of alcohol and/or any other illegal substance, and to provide to the Board, on a quarterly basis, a written statement from Middleditch and his probation officer that he is in compliance with the terms of his probation. If Middleditch 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, Hoover and Johnson.

File Number 2016-02748, Andrew B. Middleditch

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 2016-00205, Vladimir G. Gherman, t/a Vova Gherman**, 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

File Number 2016-00205, Vladimir G. Gherman, t/a Vova Gherman

presiding Board member. Vladimir G. Gherman, respondent, was present and addressed the Board. A motion was made by Mr. Hoover and seconded by Ms. Johnson to accept a violation of 18 VAC 135-20-260.11 (Count 1) of the Board's 2003 Regulations, a violation of 18 VAC 135-20-290.2 (Count 2) of the Board's 2003 Regulations, and a violation of 18 VAC 135-20-185.C.3 (Count 3) of the Board's 2003 Regulations. The motion passed unanimously. Members voting "Yes" were Funkhouser, Gatewood, Grimsley, Hoover and Johnson.

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 to impose a monetary penalty of \$2,500.00 for the violation contained in Count 1, \$450.00 for the violation of Count 2, and \$1,450.00 for the violation of Count 3, for a total of \$4,400.00. For violations of Counts 1, 2 and 3, the Board imposes revocation of license. The motion passed unanimously. Members voting "Yes" were Funkhouser, Gatewood, Grimsley, Hoover and Johnson.

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

In the matter of **File Number 2016-01166, David Christopher Rountree**, 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. David Rountree, respondent, was present and addressed the Board. A motion was made by Ms. Grimsley and seconded by Ms. Gatewood to accept a violation of 18 VAC 135-20-260.11 (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, Hoover, Johnson and Odems.

File Number 2016-01166, David Christopher Rountree

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 to impose a monetary penalty of \$2,500.00 for the violation contained in Count 1, and \$2,500.00 for the violation of Count 2, for a total of \$5,000.00. In addition, for violations of Counts 1 and 2, the

Board imposes revocation of license. The motion passed unanimously. Members voting "Yes" were Funkhouser, Gatewood, Grimsley, Hoover, Johnson and Odems.

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

In the matter of **File Number 2017-00499, Dianne Wienand Lemanski**, the Board reviewed the Consent Order as seen and agreed to by Ms. Lemanski. A motion was made by Mr. Hoover and seconded by Ms. Johnson to accept the proposed Consent Order offer wherein Ms. Lemanski admits to a violation of 18 VAC 135-20-260.11.g (Count 1) of the Board's 2015 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, Lemanski 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 Funkhouser, Gatewood, Grimsley, Johnson, Hoover and Odems.

File Number 2017-00499, Dianne Wienand Lemanski

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 2016-03108, Carla Lajeune Williams**, the Board reviewed the Consent Order as seen and agreed to by Ms. Williams. A motion was made by Mr. Hoover and seconded by Ms. Gatewood to accept the proposed Consent Order offer wherein Ms. Williams admits to a violation of 18 VAC 135-20-260.12.h (Count 1) of the Board's 2015 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, Williams 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

File Number 2016-03108, Carla Lajeune Williams

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

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 2016-02403, Scott David Nicholas**, the Board reviewed the Consent Order as seen and agreed to by Mr. Nicholas. A motion was made by Mr. Hoover and seconded by Ms. Johnson to accept the proposed Consent Order offer wherein Mr. Nicholas admits to a violation of 18 VAC 135-20-260.12.h (Count 1) of the Board's 2015 Regulations, and a violation of 18 VAC 135-20-310.2 (Count 2) of the Board's 2015 Regulations and agrees to a monetary penalty of \$500.00 for the violation of Count 1, \$500.00 for the violation of Count 2, as well as \$150.00 in Board costs, for a total of \$1,150.00. In addition, for violation of Counts 1 and 2, Nicholas 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 Funkhouser, Gatewood, Grimsley, Johnson, Hoover and Odems.

File Number 2016-02403, Scott David Nicholas

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 2015-02894, Bruce L. Green**, 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. Bruce L. Green, respondent, and Michael P. Lafayette,

File Number 2015-02894, Bruce L. Green

attorney for the respondent, were present and addressed the Board. A motion was made by Ms. Grimsley and seconded by Mr. Hoover to find no violation of 18 VAC 135-20-180.B.1.a and close the file. The motion passed unanimously. Members voting "Yes" were Funkhouser, Gatewood, Grimsley, Hoover 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 2017-00196, Patricia Jean Caperton, t/a Patti Caperton**, the Board reviewed the Consent Order as seen and agreed to by Ms. Caperton. A motion was made by Ms. Ferebee and seconded by Ms. Gatewood to accept the proposed Consent Order offer wherein Ms. Caperton admits to a violation of 18 VAC 135-20-260.11.g (Count 1) of the Board's 2015 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, Caperton 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 2017-00196, Patricia Jean Caperton, t/a Patti Caperton

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

In the matter of **File Number 2017-00150, Joseph A. Takacs, Jr.**, the Board reviewed the Consent Order as seen and agreed to by Mr. Takacs. A motion was made by Ms. Ferebee and seconded by Ms. Gatewood to accept the proposed Consent Order offer wherein Mr. Takacs admits to a violation of 18 VAC 135-20-260.8 (Count 1) of the Board's 2015 Regulations, and a violation of 18 VAC 135-20-260.9 (Count 2) of the Board's 2015 Regulations and agrees to a monetary penalty of \$250.00 for the violation of Count 1, \$550.00 for

File Number 2017-00150, Joseph A. Takacs, Jr.

the violation of Count 2, as well as \$150.00 in Board costs, for a total of \$950.00. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

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

In the matter of **File Number 2017-00007, Joseph Leo Caffrey**, the Board reviewed the Consent Order as seen and agreed to by Mr. Caffrey. A motion was made by Ms. Ferebee and seconded by Ms. Grimsley to accept the proposed Consent Order offer wherein Mr. Caffrey admits to a violation of 18 VAC 135-20-300.9 (Count 1) of the Board's 2015 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. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

File Number 2017-00007, Joseph Leo Caffrey

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

In the matter of **File Number 2016-02721, Jillian Satterfield Howerton, t/a Jill Howerton**, the Board reviewed the Consent Order as seen and agreed to by Ms. Howerton. A motion was made by Ms. Ferebee and seconded by Ms. Grimsley to accept the proposed Consent Order offer wherein Ms. Howerton admits to a violation of §54.1-2135.A.2 (Count 1) of the *Code of Virginia* and agrees to a monetary penalty of \$900.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$1,050.00. In addition, for violation of Count 1, Howerton agrees to a thirty (30) day suspension of her license. Further, for violation of Count 1, Howerton agrees to complete at least eight (8) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts and provide proof of attendance and successful completion within six (6) months of the effective date of the order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

File Number 2016-02721, Jillian Satterfield Howerton, t/a Jill Howerton

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

In the matter of **File Number 2016-02723, Carroll Edward Elliott, Jr., t/a Eddie Elliott**, 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 135-20-260.10 (Count 1) of the Board's 2003 Regulations, and a violation of 18 VAC 135-20-250 (Count 2) of the Board's 2003 Regulations. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Johnson, Gatewood, Grimsley and Odems. A motion was made by Ms. Ferebee and seconded by Ms. Gatewood to accept the recommendation to impose a monetary penalty of \$1,500.00 for the violation contained in Count 1, and \$2,500.00 for the violation contained in Count 2, for a total of \$4,000.00. The Board also imposes the following sanctions: For violation of Counts 1 and 2, the Board imposes license revocation. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Johnson and Odems.

File Number 2016-02723, Carroll Edward Elliott, Jr., t/a Eddie Elliott

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

In the matter of **File Number 2014-03020, James W. 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. Ferebee and seconded by Ms. Gatewood 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, Johnson, Gatewood, Grimsley and Odems. A motion was made by Ms. Ferebee and seconded by Mr. Odems 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, Johnson, Gatewood, Grimsley and Odems.

File Number 2014-03020, James W. Lee

In the matter of **File Number 2016-01418, Peter David Donahue**, 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. Johnson to accept a violation of 18 VAC 135-20-180.B.1.b (Count 1) of the Board's 2008 Regulations, and a violation of 18 VAC 135-20-170.A.1 (Count 2) of the Board's 2015 Regulations. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Johnson, Gatewood, Grimsley and Odems. A motion was made by Ms. Ferebee and seconded by Ms. Johnson to accept the recommendation to impose a monetary penalty of \$700.00 for the violation contained in Count 1, and \$600.00 for the violation contained in Count 2, for a total of \$1,300.00. In addition, for violation of Count 1, Donahue's license shall be placed on probation and he is required to complete three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management. Such course(s) must be completed in a classroom. Further, Donahue shall provide evidence acceptable to the Board that he has successfully completed the course(s) within three (3) months of the effective date of the order. 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, reinstatement or activation of a license. For violation of Count 2, the Board imposes license revocation. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Johnson, Gatewood, Grimsley and Odems.

File Number 2016-01418, Peter David Donahue

In the matter of **File Number 2016-01583, Matthew Edward Pattshnick, t/a Matt Pattashnick**, 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 18 VAC 135-20-260.11.g (Count 1) of the Board's 2015 Regulations. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Johnson, Hoover and Odems. A motion was made by Ms. Ferebee and seconded by Ms. Gatewood to accept the recommendation 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: For violation of Count 1, Pattashnick shall be placed on probation and required

File Number 2016-01583, Matthew Edward Pattshnick, t/a Matt Pattashnick

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, Pattashnick shall provide evidence acceptable to the Board that he has successfully completed the course(s) within three (3) months of the effective date of the order. 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, reinstatement or activation of a license. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Johnson, Hoover and Odems.

In the matter of **File Number 2016-02854, Jimmie Aaron Cooke, t/a Jimmie A. Cooke**, the Board reviewed the Consent Order as seen and agreed to by Mr. Cooke. A motion was made by Ms. Ferebee and seconded by Ms. Johnson to accept the proposed Consent Order offer wherein Mr. Cooke admits to a violation of 18 VAC 135-20-260.11.g (Count 1) of the Board's 2015 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, Cooke 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, Hoover and Odems.

File Number 2016-02854, Jimmie Aaron Cooke, t/a Jimmie A. Cooke

In the matter of **File Number 2016-01851, Quintin Karl Quinn, t/a Karl Quinn**, the Board reviewed the Consent Order as seen and agreed to by Mr. Quinn. A motion was made by Ms. Johnson and seconded by Ms. Ferebee to accept the proposed Consent Order offer wherein Mr. Quinn 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 135-20-300.7 (Count 2) of the Board's 2008 Regulations, and agrees to a monetary penalty of \$500.00 for the violation of Count 1,

File Number 2016-01851, Quintin Karl Quinn, t/a Karl Quinn

and \$500.00 for the violation of Count 2, as well as \$150.00 in Board costs, for a total of \$1,150.00. Further, for violation of Count 1, Quinn 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. In addition, for violation of Count 2, Quinn 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, Johnson, Gatewood, Grimsley, Hoover and Odems.

In the matter of **File Number 2016-02259, Joel Chris Coureas, t/a Chris Coureas**, the Board reviewed the Consent Order as seen and agreed to by Mr. Coureas. A motion was made by Ms. Ferebee and seconded by Mr. Hoover to accept the proposed Consent Order offer wherein Mr. Coureas admits to a violation of 18 VAC 135-20-260.11.g (Count 1) of the Board's 2015 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, Coureas agrees to complete at least five (5) 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, Hoover and Odems.

File Number 2016-02259, Joel Chris Coureas, t/a Chris Coureas

In the matter of **File Number 2016-02469, Munirshah Dellawar, t/a Monir Dellawar**, the Board reviewed the

File Number 2016-02469, Munirshah

Consent Order as seen and agreed to by Mr. Dellawar. A motion was made by Ms. Grimsley and seconded by Ms. Gatewood to accept the proposed Consent Order offer wherein Mr. Dellawar admits to a violation of 18 VAC 135-20-210 (Count 1) of the Board's 2008 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, Dellawar 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, Hoover and Odems.

**Dellawar, t/a Monir
Dellawar**

In the matter of **File Number 2016-02629, Ryan Kelley Boyce**, the Board reviewed the Consent Order as seen and agreed to by Mr. Boyce. A motion was made by Ms. Johnson and seconded by Ms. Ferebee to accept the proposed Consent Order offer wherein Mr. Boyce admits to a violation of 18 VAC 135-20-260.12.h (Count 1) of the Board's 2015 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, Boyce 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, Hoover and Odems.

**File Number 2016-
02629, Ryan Kelley
Boyce**

In the matter of **File Number 2016-02651, Kevin Young Rhee**, the Board reviewed the Consent Order as seen and

**File Number 2016-
02651, Kevin Young**

agreed to by Mr. Rhee. A motion was made by Ms. Ferebee and seconded by Ms. Gatewood to accept the proposed Consent Order offer wherein Mr. Rhee admits to a violation of 18 VAC 135-20-390.1 (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, Rhee agrees to revocation of his license. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Johnson, Hoover and Odems.

Rhee

In the matter of **File Number 2016-02724, Dennis J. Mahafkey**, the Board reviewed the Consent Order as seen and agreed to by Mr. Mahafkey. A motion was made by Ms. Ferebee and seconded by Ms. Gatewood to accept the proposed Consent Order offer wherein Mr. Mahafkey admits to a violation of 18 VAC 135-20-310.2 (Count 1) of the Board's 2015 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, Mahafkey agrees to complete at least five (5) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts and 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, Hoover and Odems.

File Number 2016-02724, Dennis J. Mahafkey

In the matter of **File Number 2016-02837, Brenda Lee Carter**, the Board reviewed the Consent Order as seen and agreed to by Ms. Carter. A motion was made by Ms. Ferebee and seconded by Mr. Hoover to accept the proposed Consent Order offer wherein Ms. Carter admits to a violation of 18 VAC 135-20-260.11.g (Count 1) of the Board's 2015 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, Carter agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow

File Number 2016-02837, Brenda Lee Carter

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, Hoover and Odems.

In the matter of **File Number 2017-00030, M. Albert Carmichael**, the Board reviewed the Consent Order as seen and agreed to by Mr. Carmichael. A motion was made by Ms. Grimsley and seconded by Ms. Gatewood to accept the proposed Consent Order offer wherein Mr. Carmichael admits to a violation of 18 VAC 135-20-260.11.g (Count 1) of the Board's 2015 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, Carmichael 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, Hoover and Odems.

File Number 2017-00030, M. Albert Carmichael

In the matter of **File Number 2017-00166, Andrea Leigh Brewer**, the Board reviewed the Consent Order as seen and agreed to by Ms. Brewer. A motion was made by Ms. Ferebee and seconded by Mr. Hoover to accept the proposed Consent Order offer wherein Ms. Brewer admits to a violation of 18 VAC 135-20-260.11.g (Count 1) of the Board's 2015 Regulations, and a violation of 18 VAC 135-20-310.2 (Count 2) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$500.00 for the violation of Count 1, and \$500.00 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, Brewer agrees to complete at least three (3) classroom hours of

File Number 2017-00166, Andrea Leigh Brewer

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, Johnson, Gatewood, Grimsley, Hoover and Odems.

In the matter of **File Number 2017-00274, Carlos Romualdo Pina**, the Board reviewed the Consent Order as seen and agreed to by Mr. Pina. A motion was made by Ms. Ferebee and seconded by Ms. Gatewood to accept the proposed Consent Order offer wherein Mr. Pina admits to a violation of 18 VAC 135-20-260.12.h (Count 1) of the Board's 2015 Regulations, and a violation of 18 VAC 135-20-310.2 (Count 2) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$950.00 for the violation of Count 1, and \$700.00 for the violation of Count 2, as well as \$150.00 in Board costs, for a total of \$1,800.00. In addition, for violations of Counts 1 and 2, Pina 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, Johnson, Gatewood, Grimsley, Hoover and Odems.

File Number 2017-00274, Carlos Romualdo Pina

In the matter of **File Number 2017-00407, Victor M. Rondinelli t/a Vic Rondinelli**, the Board reviewed the Consent Order as seen and agreed to by Mr. Rondinelli. A motion was made by Ms. Grimsley and seconded by Ms. Ferebee to accept the proposed Consent Order offer wherein Mr. Rondinelli admits to a violation of 18 VAC 135-20-260.11.c (Count 1) of the Board's 2015 Regulations, and a violation of 18 VAC 135-20-180.B.1.a (Count 2) of the Board's 2015 Regulations, and agrees to a monetary penalty of

File Number 2017-00407, Victor M. Rondinelli t/a Vic Rondinelli

\$500.00 for the violation of Count 1, and \$500.00 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 Counts 1 and 2, Rondinelli agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Broker Management and Supervision and provide proof of attendance and successful completion within six (6) months of the effective date of the order. The course(s) must be completed in the classroom. 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. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Johnson, Gatewood, Grimsley, Hoover and Odems.

The Board reviewed the report from the January 25, 2017, Real Estate Board Education Committee meeting. A motion was made by Mr. Hoover and seconded by Ms. Johnson to approve the Education Committee meeting minutes. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Hoover, Johnson and Odems.

Education

After Board discussion, a motion was made by Ms. Johnson and seconded by Mr. Ferebee to request that legislation be introduced to sunset the Real Estate Advisory Council. The motion passed unanimously. Members voting "Yes" were Ferebee, Funkhouser, Gatewood, Grimsley, Hoover, Johnson and Odems.

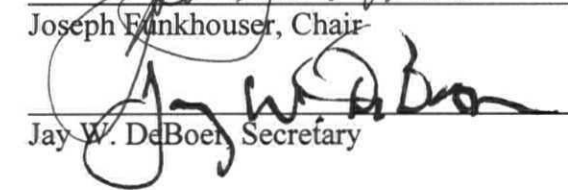
New Business

There being no further business, the Board adjourned at 10:48 A.M.

Adjourn



Joseph 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: Sharon Johnson
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board
(Name of Board)
4. Meeting/IFF Date: January 26, 2017
(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

1/26/17
Date

**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: January 26, 2017
(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

January 26, 2017
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: January 26, 2017
(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

1-26-2017
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: January 26, 2017
(Date)

5. I have a personal interest in the following transaction:

_____ (Agenda Item)

Nature of Personal Interest Affected by Transaction: _____

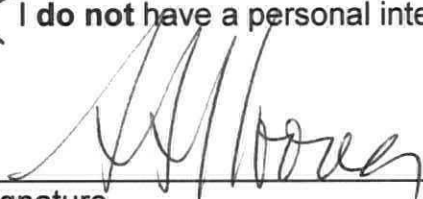
I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

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

1-26-17
Date

**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: January 26, 2017
(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

1-26-17
Date



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

TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government

1. Name: Libby Gatewood
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board
(Name of Board)
4. Meeting/IFF Date: January 26, 2017
(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.

Libby Gatewood
Signature

1/26/17
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: January 26, 2017
(Date)

5. I have a personal interest in the following transaction:

(Agenda Item)

Nature of Personal Interest Affected by Transaction: _____

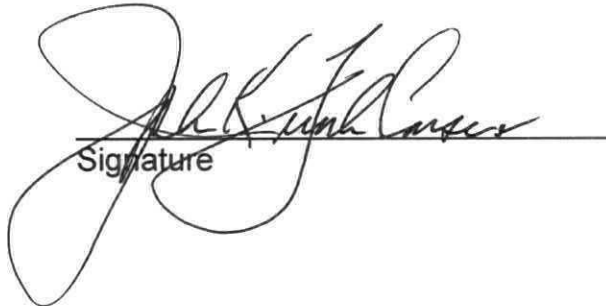
I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

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

1-26-17
Date