

REAL ESTATE BOARD  
MINUTES OF MEETING

July 9, 2015

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  
Lynn G. Grimsley  
Catherine M. Noonan  
Steve Hoover  
Lee Odems  
Jennifer Boysko  
Sharon Johnson (arrived at 9:11 A.M.)

Board members absent from the meeting: Sandee Ferebee, Vice-Chair  
Antonio Elias

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

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

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

Mr. Funkhouser called the meeting to Order at 9:03 A.M.

**Call to Order**

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

**Agenda**

A motion was made by Mr. Hoover and seconded by Ms.

**Minutes**

Noonan to adopt the following minutes: May 7, 2015, Real Estate Board Meeting and May 7, 2015, Fair Housing Sub-Committee Meeting. The motion passed unanimously. Members voting "Yes" were Boysko, Funkhouser, Grimsley, Hoover, Noonan and Odems.

There was no public comment.

Jay DeBoer, Director, formally introduced Elizabeth Peay, Assistant Attorney General, to the Real Estate Board.

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

In the matter of **File Number 2015-02779, Curtis Albert**, 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. Curtis Albert, applicant, was present and addressed the Board. A motion was made by Mr. Hoover and seconded by Ms. Noonan to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia* approve Mr. Albert's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Boysko, Funkhouser, Grimsley, Hoover, Noonan and Odems.

In the matter of **File Number 2015-02678, Austin Byrd**, 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. Austin Byrd, applicant, was present and addressed the Board. A motion was made by Mr. Hoover and seconded by Ms. Grimsley to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia* approve Mr. Byrd's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Boysko, Funkhouser, Grimsley, Hoover, Noonan and Odems.

## **Public Comment**

## **Introduction**

## **Fair Housing Administrator's Report**

## **File Number 2015- 02779, Curtis Albert**

## **File Number 2015- 02678, Austin Byrd**

In the matter of **File Number 2015-02648, Sandra Alford**, 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. Sandra Alford, applicant, was present and addressed the Board. A motion was made by Mr. Hoover and seconded by Ms. Noonan to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia* approve Ms. Alford's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Boysko, Funkhouser, Grimsley, Hoover, Noonan and Odems.

**File Number 2015-02648, Sandra Alford**

In the matter of **File Number 2015-02383, Starlet Farrior**, 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. Starlet Farrior, applicant, was present and addressed the Board. A motion was made by Mr. Hoover 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. Farrior's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Boysko, Funkhouser, Grimsley, Hoover, Noonan and Odems.

**File Number 2015-02383, Starlet Farrior**

Sharon Johnson arrived at 9:11 A.M.

**Arrival of Board Member**

In the matter of **File Number 2015-02651, Mary Burke**, 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. Mary Burke, applicant, and Mike Nishnick, witness, were present and addressed the Board. A motion was made by Mr. Hoover and seconded by Ms. Noonan to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia* approve Ms. Burke's application for a real estate salesperson's license. The motion passed unanimously.

**File Number 2015-02651, Mary Burke**

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

In the matter of **File Number 2015-02404, Stanley Cho**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. A motion was made by Mr. Hoover and seconded by Mr. Odems to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to deny Mr. Cho's application based upon the record. The Board denies the application based upon the record, including the information obtained from the Central Criminal Records Exchange, in consideration of the criteria outlined in §54.1-204.B, and for the reasons outlined in the Summary of the Informal Fact-Finding Conference. The motion passed unanimously. Members voting "Yes" were Boysko, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

**File Number 2015-02404, Stanley Cho**

In the matter of **File Number 2015-02405, Casey Johnson**, 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. Phyllis Johnson, witness, was present and addressed the Board. A motion was made by Mr. Hoover and seconded by Ms. Noonan to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia* approve Ms. Johnson's application for a real estate salesperson's license. The motion passed by majority vote. Members voting "Yes" were Boysko, Funkhouser, Hoover, Johnson, Noonan and Odems. Member voting "No" was Grimsley.

**File Number 2015-02405, Casey Johnson**

In the matter of **File Number 2015-02344, Mark Phillips**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. A motion was made by Ms. Grimsley and seconded by Mr. Hoover to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia*

**File Number 2015-02344, Mark Phillips**

approve Mr. Phillips' application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Boysko, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

In the matter of **File Number 2015-02329, Ali Cheema**, 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. Ali Cheema, applicant, was present and addressed the Board. A motion was made by Ms. Noonan 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. Cheema's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Boysko, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

**File Number 2015-02329, Ali Cheema**

In the matter of **File Number 2015-02285, Kristen Berkenfield**, 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. Kristen Berkenfield, 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. Berkenfield's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Boysko, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

**File Number 2015-02285, Kristen Berkenfield**

In the matter of **File Number 2015-02357, Jeffrey Mattie**, 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. Jeffrey Mattie, applicant, was present and addressed the Board. A motion was made by Mr. Odems and seconded by Ms. Noonan to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia*

**File Number 2015-02357, Jeffrey Mattie**

approve Mr. Mattie's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Boysko, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

In the matter of **File Number 2015-02292, Christopher Jaser**, 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. Christopher Jaser, applicant, was present and addressed the Board. A motion was made by Ms. Noonan 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. Jaser's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Boysko, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

**File Number 2015-02292, Christopher Jaser**

In the matter of **File Number 2015-02291, Jamien Hensley**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. A motion was made by Ms. Noonan and seconded by Mr. 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. Hensley's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Boysko, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

**File Number 2015-02291, Jamien Hensley**

In the matter of **File Number 2015-02289, Sheldon Worrell, III**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. Sheldon Worrell, III, applicant, was present and addressed the Board. A motion was made by Ms. Noonan and seconded by Ms. Grimsley to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia* approve Mr. Worrell's application for a real

**File Number 2015-02289, Sheldon Worrell, III**

estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Boysko, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

In the matter of **File Number 2015-02170, Christina Tak**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. A motion was made by Ms. Grimsley and seconded by Ms. Boysko to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to deny Ms. Tak's application to upgrade her salesperson license to a broker's license based upon the record. The Board denies the application based upon the record, for the reasons outlined in the Summary of the Fact-Finding Conference. The motion passed unanimously. Members voting "Yes" were Boysko, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

**File Number 2015-02170, Christina Tak**

In the matter of **File Number 2015-01963, Christina Tak**, 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 officer. 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 Boysko, Funkhouser, Grimsley, Hoover, Noonan and Odems. A motion was made by Ms. Grimsley and seconded by Ms. Noonan to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose a monetary penalty of \$1,000.00 for the violation contained in Count 1, for a total of \$1,000.00. The Board also imposes the following sanctions: For the violation of Count 1, license revocation is imposed. The motion passed unanimously. Members voting "Yes" were Boysko, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

**File Number 2015-01963, Christina Tak**

In the matter of **File Number 2015-02462, Dylan Drew**, 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. Dylan Drew, applicant, was present and addressed the Board. A motion was made by Ms. Noonan and seconded by Ms. Boysko to accept the

**File Number 2015-02462, Dylan Drew**

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. Drew's application for a real estate salesperson's license. The motion passed by majority vote. Members voting "Yes" were Boysko, Funkhouser, Hoover, Johnson and Noonan. Members voting "No" were Grimsley and Odems.

In the matter of **File Number 2015-02422, Eric Camacho**, 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 Camacho, applicant, was present and addressed the Board. A motion was made by Mr. Hoover 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. Camacho's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Boysko, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

**File Number 2015-02422, Eric Camacho**

In the matter of **File Number 2015-02290, Edmund Noland**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. A motion was made by Ms. Noonan and seconded by Ms. Grimsley to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia* approve Mr. Noland's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Boysko, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

**File Number 2015-02290, Edmund Noland**

In the matter of **File Number 2015-02288, Stephen Joseph Matza, t/a Steve Matza**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. A motion was made by Mr. Hoover and seconded by Ms. Boysko to deny Mr. Matza's application based upon the record. The Board denies the application based upon the

**File Number 2015-02288, Stephen Joseph Matza, t/a Steve Matza**

record. After reviewing the facts, the Board finds that the applicant's reputation for honest, truthfulness and fair dealing is insufficient for him to be competent to transact the business of a real estate salesperson in such a manner as to safeguard the interest of the public. The motion passed unanimously. Members voting "Yes" were Boysko, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

In the matter of **File Number 2015-02609, Alan Thompson**, 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. Alan Thompson, applicant, was present and addressed the Board. A motion was made by Mr. Hoover and seconded by Mr. Odems to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to approve Mr. Thompson's application for a real estate salesperson's license subject to Mr. Thompson completing two (2) classroom hours of Board-approved education pertaining to Real Estate Law. The motion passed unanimously. Members voting "Yes" were Boysko, Funkhouser, Grimsley, Hoover, Johnson and Odems.

**File Number 2015-02609, Alan Thompson**

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

In the matter of **File Number 2015-02582, James Dawson**, 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. Grimsley and seconded by Mr. Odems to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and approve Mr. Dawson's application for a real estate broker's license. The motion passed unanimously. Members voting "Yes" were Boysko, Funkhouser, Grimsley, Hoover, Johnson, and Odems.

**File Number 2015-02582, James Dawson**

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

In the matter of **File Number 2015-00455, Natisha Lynn Thompson, t/a Tish Thompson**, the Board reviewed the

**File Number 2015-00455, Natisha Lynn**

Consent Order as seen and agreed to by Ms. Thompson. A motion was made by Mr. Hoover and seconded by Mr. Odems to accept the proposed Consent Order offer wherein Ms. Thompson admits to a violation of 18 VAC 135-20-260.10 (Count 1) of the Board's 2003 Regulations and agrees to a monetary penalty of \$1,500.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$1,650.00. In addition, for violation of Count 1, Thompson agrees to a two (2) year probation of her license as of the effective date of the order. During the two (2) year probation, Thompson 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 Thompson and her principal broker that Thompson is in compliance with the regulations of the Real Estate Board. If Thompson violates any terms of the probation, her license may be revoked, pending review by the Board. In addition, for violation of Count 1, Thompson 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 Boysko, Funkhouser, Grimsley, Hoover, Johnson and Odems.

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

In the matter of **File Number 2014-02920, Edward John Daminski**, 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. Noonan and seconded by Mr. Hoover 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 Boysko, Funkhouser, Hoover, Johnson, Noonan and Odems. A motion was made by Mr. Odems and seconded by Ms. Noonan to accept the recommendation contained in the Summary of the

**Thompson, t/a Tish  
Thompson**

**File Number 2014-  
02920, Edward John  
Daminski**

Informal Fact-Finding Conference to impose a monetary penalty of \$300.00 for the violation contained in Count 1, for a total of \$300.00. The Board also imposes the following sanctions: For violation of Count 1, Daminski 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, Daminski shall provide evidence acceptable to the Board that Daminski 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 Boysko, Funkhouser, Hoover, Johnson, Noonan and Odems.

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

In the matter of **File Number 2014-01285, Kimberle Alma Rizzo**, 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. Noonan and seconded by Mr. Hoover to accept a violation of §54.1-2135.A.2 (Count 1) of the *Code of Virginia* and a violation of §54.1-2135.A.2 (Count 1) of the *Code of Virginia*. The motion passed unanimously. Members voting "Yes" were Boysko, Funkhouser, Hoover, Johnson, Noonan and Odems. A motion was made by Ms. Noonan and seconded by Mr. Hoover to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose a monetary penalty of \$500.00 for the violation contained in Count 2, for a total of \$500.00. The Board also imposes the following sanctions: For violation of Count 1, Rizzo shall be placed on probation and required to complete three (3) classroom hours of Board-approved continuing education pertaining to Property Management. Such course(s) shall be completed in a classroom. Further, Rizzo shall provide evidence acceptable to the Board that Rizzo 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

**File Number 2014-01285, Kimberle Alma Rizzo**

applicable, for renewal, reinstatement, or activation of a license. Further, for violation of Count 2, Rizzo 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, Rizzo shall provide evidence acceptable to the Board that Rizzo 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. Members voting "Yes" were Boysko, Funkhouser, Hoover, Johnson, Noonan and Odems.

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

In the matter of **File Number 2015-01063, Jennifer Merel**, the Board reviewed the Consent Order as seen and agreed to by Ms. Merel. A motion was made by Ms. Noonan and seconded by Ms. Grimsley to accept the proposed Consent Order offer wherein Ms. Merel 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 135-20-210 (Count 2) of the Board's 2008 Regulations and agrees to a monetary penalty of \$1,000.00 for the violation of Count 1, \$300.00 for the violation of Count 2, as well as \$150.00 in Board costs, for a total of \$1,450.00. In addition, for violation of Count 1, Merel agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management and for violation of Count 2, Merel agrees to complete at least two (2) classroom hours of Board-approved continuing education pertaining to Ethics and Standards of Conduct and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license. The motion passed unanimously. Members voting "Yes" were Boysko, Funkhouser, Grimsley, Johnson, Noonan and Odems.

**File Number 2015-01063, Jennifer Merel**

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 2015-01842, Mahmood Ahmad**, the Board reviewed the Consent Order as seen and agreed to by Mr. Ahmad. A motion was made by Ms. Grimsley and seconded by Mr. Odems to accept the proposed Consent Order offer wherein Mr. Ahmad 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, for violation of Count 1, Ahmad agrees to a one (1) year suspension of license. The motion passed by majority vote. Members voting "Yes" were Boysko, Funkhouser, Grimsley, Hoover, Johnson and Odems. Member voting "No" was Noonan.

**File Number 2015-01842, Mahmood Ahmad**

In the matter of **File Number 2013-02412, Kimberly J. Curtis**, 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. Lawrence E. Marshall, II, attorney for the respondent and Kimberly Curtis, respondent, were 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. The motion passed unanimously. Members voting "Yes" were Boysko, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems. A motion was made by Ms. Grimsley and seconded by Mr. Odems to reject the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose a monetary penalty of \$1,500.00 and instead impose a monetary penalty of \$750.00 for the violation contained in Count 1, for a total of \$750.00. The motion passed by majority vote. Members voting "Yes" were Boysko, Funkhouser, Grimsley, Hoover, Noonan and Odems. Member voting "No" was Johnson.

**File Number 2013-02412, Kimberly J. Curtis**

In the matter of **File Number 2015-00086, Steven Michael Van Kirk**, the Board reviewed the Consent Order as seen and agreed to by Mr. Van Kirk. A motion was made by Mr. Hoover and seconded by Ms. Johnson to accept the proposed Consent Order offer wherein Mr. Van Kirk 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 135-20-300.9 (Count 2) of the Board's 2008 Regulations and agrees to a monetary penalty of \$1,500.00 for the violation of Count 1.

**File Number 2015-00086, Steven Michael Van Kirk**

\$500.00 for the violation of Count 2, as well as \$150.00 in Board costs, for a total of \$2,150.00. In addition, for violation of Count 1, Van Kirk agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management and for the violation of Count 2, Van Kirk agrees to complete at least four (4) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts. Van Kirk agrees to 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, reinstatement, or activation of a license. The motion passed unanimously. Members voting "Yes" were Boysko, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

In the matter of **File Number 2015-00418, Dianne Rastelli**, the Board reviewed the Consent Order as seen and agreed to by Ms. Rastelli. Lawrence E. Marshall, II, attorney for the respondent, was present and addressed the Board. A motion was made by Ms. Johnson and seconded by Ms. Noonan to accept the proposed Consent Order offer wherein Ms. Rastelli admits to a violation of 18 VAC 135-20-180.B.1.a (Count 1) of the Board's 2003 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, 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. 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, reinstatement, or activation of a license. The motion passed unanimously. Members voting "Yes" were Boysko, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

**File Number 2015-00418, Dianne Rastelli**

In the matter of **File Number 2015-00424, Terry Lynn Plummer**, the Board reviewed the Consent Order as seen and agreed to by Mr. Plummer. Lawrence E. Marshall, II, attorney for the respondent, was present and addressed the Board. A

**File Number 2015-00424, Terry Lynn Plummer**

motion was made by Ms. Grimsley and seconded by Ms. Noonan to accept the proposed Consent Order offer wherein Mr. Plummer admits to a violation of 18 VAC 135-20-180.B.1.a (Count 1) of the Board's 2003 Regulations and agrees to a monetary penalty of \$400.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$550.00. In addition, for violation of Count 1, Plummer 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, reinstatement, or activation of a license. The motion passed unanimously. Members voting "Yes" were Boysko, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

In the matter of **File Number 2015-00426, Marvin M. Bergida**, the Board reviewed the Consent Order as seen and agreed to by Mr. Bergida. Lawrence E. Marshall, II, attorney for the respondent, was present and addressed the Board. A motion was made by Mr. Hoover and seconded by Ms. Noonan to accept the proposed Consent Order offer wherein Mr. Bergida admits to a violation of 18 VAC 135-20-180.B.1.a (Count 1) of the Board's 2003 Regulations and agrees to a monetary penalty of \$100.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$250.00. The motion passed unanimously. Members voting "Yes" were Boysko, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

**File Number 2015-00426, Marvin M. Bergida**

In the matter of **File Number 2015-00459, Sean Christopher Blanchette**, the Board reviewed the Consent Order as seen and agreed to by Mr. Blanchette. Lawrence E. Marshall, II, attorney for the respondent, was present and addressed the Board. A motion was made by Ms. Grimsley and seconded by Mr. Hoover to accept the proposed Consent Order offer wherein Mr. Blanchette admits to a violation of 18 VAC 135-20-180.B.1.a (Count 1) of the Board's 2003 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, Blanchette agrees to complete at least three (3) classroom hours of Board-

**File Number 2015-00459, Sean Christopher Blanchette**

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, reinstatement, or activation of a license. The motion passed unanimously. Members voting "Yes" were Boysko, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

In the matter of **File Number 2015-00460, Rebecca Moats Miller dba Becky Miller**, the Board reviewed the Consent Order as seen and agreed to by Ms. Miller. Rebecca Moats Miller, respondent, and Michael Lafayette, attorney for the respondent, were present and addressed the Board. A motion was made by Ms. Noonan and seconded by Mr. Hoover to accept the proposed Consent Order offer wherein Ms. Miller admits to a violation of 18 VAC 135-20-180.B.1.a (Count 1) of the Board's 2008 Regulations, a violation of 18 VAC 135-20-180.B.1.a (Count 2) of the Board's 2008 Regulations, and a violation of 18 VAC 135-20-180.B.1.a (Count 3) of the Board's 2008 Regulations and agrees to a monetary penalty of \$500.00 for the violation of Count 1, \$500.00 for the violation of Count 2, \$100.00 for the violation of Count 3, 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 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, reinstatement, or activation of a license. The motion passed unanimously. Members voting "Yes" were Boysko, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

**File Number 2015-00460, Rebecca Moats Miller dba Becky Miller**

In the matter of **File Number 2015-00883, Diane Le**, the Board reviewed the Consent Order as seen and agreed to by Ms. Le. A motion was made by Mr. Hoover and seconded by

**File Number 2015-00883, Diane Le**

Ms. Grimsley to accept the proposed Consent Order offer wherein Ms. Le 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 135-20-260.10 (Count 2) of the Board's 2003 Regulations and agrees to a monetary penalty of \$1,000.00 for the violation of Count 1, \$1,500.00 for the violation of Count 2, as well as \$150.00 in Board costs. for a total of \$2,650.00. In addition, for violation of Count 1, Le agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management and for violation of Count 2, Le 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, reinstatement, or activation of a license. The motion passed unanimously. Members voting "Yes" were Boysko, Funkhouser, Hoover, Grimsley, Johnson and Noonan.

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 2015-02214, Joshua Joey Allen, t/a Josh Allen**, the Board reviewed the Consent Order as seen and agreed to by Mr. Allen. A motion was made by Mr. Hoover and seconded by Ms. Grimsley to accept the proposed Consent Order offer wherein Mr. Allen 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 for the violation of Count 1, as well as \$150.00 in Board costs. for a total of \$2,650.00. In addition, for violation of Count 1, Allen agrees to a three (3) year probation of his license as of the effective date of the Order. During this three (3) year probation, Allen agrees to comply with the regulations of the Real Estate Board; and to provide to the Board, on an annual basis and in a form acceptable to the Board, a written statement from Allen and his principal broker, if applicable, that Allen is in compliance with the regulations of the Real Estate Board. If Allen violates any terms of the probation, his license may be revoked, pending review by the Board. Further, for violation of Count 1, Allen agrees to complete at least three (3)

**File Number 2015-02214, Joshua Joey Allen, t/a Josh Allen**

classroom hours of Board-approved continuing education pertaining to Escrow Management and Allen agrees to complete at least six (6) classroom hours of Board-approved continuing education pertaining to Broker Management and Supervision and provide proof of attendance and successful completion within six (6) months of the effective date of this 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 Boysko, Funkhouser, Hoover, Grimsley, Johnson and Noonan.

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 2013-00442, Legum & Norman Realty, Inc.**, 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 CIC Board member. Theodore Allen, Attorney for the respondents, was present and addressed the Board. A motion was made by Ms. Noonan and seconded by Ms. Grimsley to accept a violation of 18 VAC 48-50-190.A.17 (Count 1) of the Common Interest Community (CIC) Board's 2010 Regulations, and a violation of 18 VAC 48-50-18-190.A.17 (Count 3) of the CIC Board's 2012 Regulations. The motion passed unanimously. Members voting "Yes" were Boysko, Funkhouser, Grimsley, Johnson, Hoover, Noonan and Odems. A motion was made by Mr. Hoover 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 \$2,250.00 for the violation contained in Count 1, and \$2,250.00 for the violation contained in Count 2, for a total of \$4,500.00. As to Count 2, the Board closed that aspect of the file with a finding of no violation. The motion passed unanimously. Members voting "Yes" were Boysko, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

**File Number 2013-00442, Legum & Norman Realty, Inc.**

In the matter of **File Number 2015-02153, William Louis Shumate, IV**, the Board reviewed the Consent Order as seen and agreed to by Mr. Shumate. A motion was made by Ms. Grimsley and seconded by Mr. Hoover to accept the proposed

**File Number 2015-02153, William Louis Shumate, IV**

Consent Order offer wherein Mr. Shumate admits to a violation of 18 VAC 135-20-310.2 (Count 1) of the Board's 1999 Regulations. and a violation of §54.1-2132.A.4 of the *Code of Virginia* and agrees to a monetary penalty of \$100.00 for the violation of Count 1, \$100.00 for the violation of Count 2, as well as \$150.00 in Board costs, for a total of \$350.00. In addition, for violation of Count 1, Shumate agrees to complete at least two (2) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts and for the violation of Count 2, Shumate agrees to complete at least two (2) classroom hours of Board-approved continuing education pertaining to Escrow Management and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license. The motion passed unanimously. Members voting "Yes" were Boysko, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

In the matter of **File Number 2015-01923, Nicole M. Bouchet, t/a Nicole Bouchet**, the Board reviewed the Consent Order as seen and agreed to by Ms. Bouchet. A motion was made by Mr. Hoover and seconded by Ms. Noonan to accept the proposed Consent Order offer wherein Ms. Bouchet 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 \$750.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$900.00. In addition, for violation of Count 1, Bouchet 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 Boysko, Funkhouser, Hoover, Grimsley, Johnson, Noonan and Odems.

**File Number 2015-01923, Nicole M. Bouchet, t/a Nicole Bouchet**

In the matter of **File Number 2015-01285, Ryan Everett**

**File Number 2015-**

**Harrell**, the Board reviewed the Consent Order as seen and agreed to by Mr. Harrell. A motion was made by Ms. Noonan and seconded by Mr. Hoover to accept the proposed Consent Order offer wherein Mr. Harrell 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, Harrell 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, reinstatement, or activation of a license. The motion passed unanimously. Members voting "Yes" were Boysko, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

**01285, Ryan Everett Harrell**

In the matter of **File Number 2015-01199, Mario Roberto Ruiz, t/a Mario R. Cea**, the Board reviewed the Consent Order as seen and agreed to by Mr. Ruiz. A motion was made by Mr. Hoover and seconded by Ms. Noonan to accept the proposed Consent Order offer wherein Mr. Ruiz admits to a violation of 18 VAC 135-20-260.7 (Count 1) of the Board's 2003 Regulations, and a violation of 18 VAC 135-20-260.8 (Count 2) of the Board's 2003 Regulations and agrees to a monetary penalty of \$300.00 for the violation of Count 1, \$550.00 for the violation of Count 2, as well as \$150.00 in Board costs, for a total of \$1,000.00. In addition, for violation of Counts 1 and 2, Ruiz 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, reinstatement, or activation of a license. Further, the Board shall waive imposition of the \$300.00 monetary penalty for Count 1 and shall waive imposition of \$250.00 of the monetary penalty of Count 2. The motion passed unanimously. Members voting "Yes" were Boysko,

**File Number 2015-01199, Mario Roberto Ruiz, t/a Mario R. Cea**

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

In the matter of **File Number 2015-01068, David Michael Amory, III, t/a Michael Amory**, the Board reviewed the Consent Order as seen and agreed to by Mr. Amory. A motion was made by Mr. Hoover and seconded by Ms. Noonan to accept the proposed Consent Order offer wherein Mr. Amory admits to a violation of 18 VAC 135-20-300.6 (Count 1) of the Board's 2008 Regulations, and a violation of 18 VAC 135-20-180.B.1.a (Count 2) of the Board's 2008 Regulations and agrees to a monetary penalty of \$300.00 for the violation of Count 1, \$500.00 for the violation of Count 2, as well as \$150.00 in Board costs. for a total of \$950.00. In addition, for violation of Counts 1 and 2, Amory 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, reinstatement, or activation of a license. The motion passed unanimously. Members voting "Yes" were Boysko, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

**File Number 2015-01068, David Michael Amory, III, t/a Michael Amory**

In the matter of **File Number 2015-00953, Ashley Nicole Brooks**, the Board reviewed the Consent Order as seen and agreed to by Ms. Brooks. A motion was made by Mr. Hoover and seconded by Ms. Noonan to accept the proposed Consent Order offer wherein Ms. Brooks 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 2008 Regulations and agrees to a monetary penalty of \$500.00 for the violation of Count 1, \$200.00 for the violation of Count 2, as well as \$150.00 in Board costs, for a total of \$850.00. In addition, for violation of Count 1, Brooks 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,

**File Number 2015-00953, Ashley Nicole Brooks**

reinstatement, or activation of a license. The motion passed unanimously. Members voting "Yes" were Boysko, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

In the matter of **File Number 2015-00695, Colleen Michele Kovach**, the Board reviewed the Consent Order as seen and agreed to by Ms. Kovach. A motion was made by Ms. Noonan and seconded by Mr. Hoover to accept the proposed Consent Order offer wherein Ms. Kovach 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 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, Kovach 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, reinstatement, or activation of a license. The motion passed unanimously. Members voting "Yes" were Boysko, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

**File Number 2015-00695, Colleen Michele Kovach**

In the matter of **File Number 2015-00652, Stanley Palivoda**, the Board reviewed the Consent Order as seen and agreed to by Mr. Palivoda. A motion was made by Mr. Hoover and seconded by Ms. Noonan to accept the proposed Consent Order offer wherein Mr. Palivoda admits to a violation of §54.1-2131.A.4 (Count 1) of the *Code of Virginia*, 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, Palivoda 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, reinstatement, or activation of a license. The motion passed unanimously. Members voting "Yes" were Boysko, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

**File Number 2015-00652, Stanley Palivoda**

In the matter of **File Number 2014-02718, Christopher James Chadwick**, the Board reviewed the Consent Order as seen and agreed to by Mr. Chadwick. A motion was made by Mr. Hoover and seconded by Ms. Noonan to accept the proposed Consent Order offer wherein Mr. Chadwick admits to a violation of 18 VAC 135-20-220.A.1 (Count 1) of the Board's 2008 Regulations, and agrees to a monetary penalty of \$350.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$500.00. In addition, for violation of Count 1, Chadwick 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, reinstatement, or activation of a license. The motion passed unanimously. Members voting "Yes" were Boysko, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

**File Number 2014-02718, Christopher James Chadwick**

In the matter of **File Number 2014-02511, Matthew E. Drane**, the Board reviewed the Consent Order as seen and agreed to by Mr. Drane. A motion was made by Ms. Grimsley and seconded by Ms. Noonan to accept the proposed Consent Order offer wherein Mr. Drane admits to a violation of 18 VAC 135-20-220.A.1 (Count 1) of the Board's 2008 Regulations, and agrees to a monetary penalty of \$350.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$500.00. In addition, for violation of Count 1, Drane 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, reinstatement, or activation of a license. The motion passed unanimously. Members voting "Yes" were Boysko, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

**File Number 2015-02511, Matthew E. Drane**

In the matter of **File Number 2015-02114, Randall Ellis**

**File Number 2015-**

**Robinson**, the Board reviewed the Consent Order as seen and agreed to by Mr. Robinson. A motion was made by Mr. Hoover and seconded by Ms. Noonan to accept the proposed Consent Order offer wherein Mr. Robinson admits to a violation of 18 VAC 135-20-260.7 (Count 1) of the Board's 2008 Regulations, and agrees to a monetary penalty of \$300.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$450.00. The motion passed unanimously. Members voting "Yes" were Boysko, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

**02114, Randall Ellis  
Robinson**

A motion was made by Mr. Hoover and seconded by Ms. Grimsley to adopt the following resolution to honor the years of dedicated service by former Board Member Anh Tu Do to the Board:

**Resolution**

**RESOLUTION IN HONOR OF**

**Anh Tu Do**

WHEREAS, **Anh Tu Do**, has faithfully and diligently served as a member of the Real Estate Board since 2011; and

WHEREAS, **Anh Tu Do**, has devoted generously of her time, talent and leadership to the Board; and

WHEREAS, **Anh Tu Do**, 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 ninth day of July, 2015 that **Anh Tu Do** 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 Boysko, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

The Board reviewed the report from the July 8, 2015, Real Estate Board Education Committee meeting. A motion was made by Mr. Hoover and seconded by Ms. Grimsley to approve the Education Committee meeting minutes. The motion passed unanimously. Members voting "Yes" were Boysko, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

**Education**

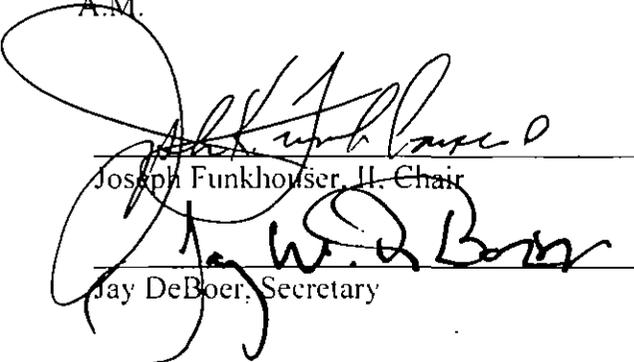
A motion was made by Mr. Hoover and seconded by Ms. Grimsley to allow experienced salespersons who complete broker management and agent supervision continuing education courses receive elective continuing education credit. The motion passed unanimously. Members voting "Yes" were Boysko, Funkhouser, Grimsley, Hoover, Johnson, Noonan and Odems.

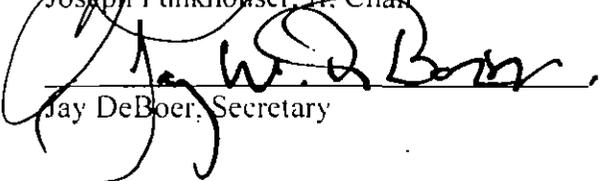
Tom Payne updated the Board on the recent Supreme Court of the United States decision on a Fair Housing case dealing with disparate impact. No action was taken by the Board.

**New Business**

There being no further business, the Board adjourned at 10:11 A.M.

**Adjourn**

  
\_\_\_\_\_  
Joseph Funkhouser, II, Chair

  
\_\_\_\_\_  
Jay DeBoer, Secretary

**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: July 9, 2015  
(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

7/9/15  
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: July 9, 2015  
(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:

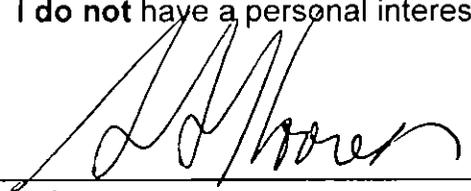
\_\_\_\_\_

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

7/9/15  
Date



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

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

1. Name: Catherine M. Noonan  
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board  
(Name of Board)
4. Meeting/IFF Date: July 9, 2015  
(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

7/9/15  
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: July 9, 2015  
(Date)

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

\_\_\_\_\_

(Agenda Item)

Nature of Personal Interest Affected by Transaction: \_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

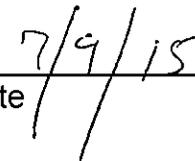
I am able to participate in this transaction fairly, objectively, and in the public interest.

or

I did not participate in the transaction.

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

  
Signature

  
Date

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: July 9, 2015  
(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 A. Johnson  
Signature

7/9/15  
Date

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

TRANSACTIONAL DISCLOSURE STATEMENT  
for Officers and Employees of State Government

1. Name: Joe Funkhouser  
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board  
(Name of Board)
4. Meeting/IFF Date: July 9, 2015  
(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

7-9-15  
Date