

REAL ESTATE BOARD

TENTATIVE AGENDA

Wednesday, May 12, 2021 - 10:00 a.m.

2nd Floor – Board Room 2

Department of Professional and Occupational Regulation

9960 Mayland Drive

Richmond, Virginia 23233

(804) 367-8526

I. CALL TO ORDER

II. ADMINISTRATIVE MATTERS

1. Approval of Agenda
2. Approval of Minutes:
 - A. April 1, 2021, Fair Housing Sub-Committee Meeting
 - B. April 1, 2021, Real Estate Board Meeting

III. PUBLIC COMMENT PERIOD **

IV. FAIR HOUSING REPORTS

1. Fair Housing Administrator's Report
2. Litigation update

V. FAIR HOUSING CASES

1. Byron Coleman v. River Fox Realty LLC, Alexis Thompson, Angela Mastandrea-Miller & Jeffrey Miller
REB File Number: 2020-02815
HUD File Number: 03-20-5904-8
2. Ashley Centeno v. Matchbox Realty and Management Services Inc. and A-Side L.C.
REB File Number: 2021-01322
HUD File Number: 03-21-7579-8
3. Tiffany Shirley v. Kingsbridge North LLC and Lawson Realty Corporation
REB File Number: 2021-01739
HUD File Number: 03-21-7776-8
{Conciliation: Race}
4. Tynell Johnson v. Bell Fund VI Arlington, LLC and Bell Partners Inc.
REB File Number: 2021-01402
HUD File Number: 03-21-8120-8
{Conciliation: Disability}

VI. REAL ESTATE CASES

1. File Number 2021-00293 – Ashley Lea Lewis
IFF by Eldridge – Licensing
Appointment – Ashley Lea Lewis, applicant

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Materials contained in this agenda are for discussion and are not to be construed as regulation or official Board position.
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2. File Number 2021-00716 – Christopher Michael Hernandez
IFF by Eldridge – Licensing
 3. File Number 2021-00717 – Jacqueline Anne Jade Sabogal
IFF by Eldridge – Licensing
 4. File Number 2020-01696 – Kelly Honora Peay-Boston
IFF by Piland – Disciplinary
 5. File Number 2020-00776 – April Mae Weber
IFF by Piland & Johnson – Disciplinary
 6. File Number 2020-02006 – Timothy Penick
Prima Facie – Disciplinary
 7. File Number 2020-02055 – Timothy Penick
Prima Facie (CIC) – Disciplinary
 8. File Number 2020-01319 – Lighthouse Properties of Virginia, Inc.
Prima Facie (CIC) – Disciplinary
 9. File Number 2021-00086 – Patricia Elaine Pringle
Pre-IFF Consent Order by Abassi – Disciplinary
 10. File Number 2021-00725 – Gary Steven Layne
Pre-IFF Consent Order – Disciplinary
 11. File Number 2021-00230 – Ann Marie Parker
Pre-IFF Consent Order – Disciplinary
 12. File Number 2020-02596 – Marquetta Larose Brown
Pre-IFF Consent Order – Disciplinary
 13. File Number 2020-02860 – Linda F. Pegram
Pre-IFF Consent Order – Disciplinary
 14. File Number 2020-02866 – Shanna Mae Feroni
Pre-IFF Consent Order – Disciplinary
 15. File Number 2021-00410 – Heather Lankford
Pre-IFF Consent Order – Disciplinary

VII. ADMINISTRATIVE ISSUES

- Board Financial Statement

VIII. EDUCATION

- May 11, 2021, Education Committee Report

IX. OLD BUSINESS

X. NEW BUSINESS

XI. ADJOURNMENT

NEXT MEETING SCHEDULED FOR THURSDAY, July 15, 2021

** 5-minute public comment, per person, on those items not included on the agenda with the exception of any open disciplinary files. No other public comment will be accepted by the Board during the meeting.

Persons desiring to participate in the meeting and requiring special accommodations or interpretive services should contact the Department at (804) 367-8552 at least ten days prior to the meeting so that suitable arrangements can be made for an appropriate accommodation. The Department fully complies with the Americans with Disabilities Act.

*DRAFT AGENDA
Material contained in this agenda are proposed topics for discussion and are not to be construed as regulation or official Board position.*

REAL ESTATE BOARD FAIR HOUSING SUB-COMMITTEE MEETING MINUTES

April 1, 2021

On Thursday, April 1, 2021 at 9:46 a.m., the Real Estate Board Fair Housing sub-committee met at the Department of Professional and Occupational Regulation. Board members Maggie Davis, Mayra Pineda and Marzia Abbasi attended on behalf of the Real Estate Board. Deanda Shelton attended on behalf of the Fair Housing Office.

The meeting was called to order at approximately 9:46 a.m. by Maggie Davis. Staff advised board members of the number of cases currently under investigation and in intake. The board members and staff briefly discussed the cases on the agenda.

Ms. Davis adjourned the meeting at approximately 9:48 a.m.

Sharon Johnson, Chair

Mary Broz-Vaughan, Secretary

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REAL ESTATE BOARD
MINUTES OF MEETING

April 1, 2021

The Real Estate Board met at the Department of Professional and Occupational Regulation, 9960 Mayland Drive, Richmond, Virginia. The following Board members were present:

Sharon Johnson, Chair
Mayra Pineda
Marzia Abbasi
Nan Piland
David Perry
Catina Jones
Margaret Davis
Candice Bower

Board member absent from the meeting: Ibrahim Moiz, Vice-Chair

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

Mary Broz-Vaughan, Director
Christine Martine, Executive Director
Deanda Shelton, Assistant Fair Housing Administrator
Jim Chapman, Board Administrator
Emily Trent, Administrative Assistant

Elizabeth Peay, Tom Payne, and (Helen Hardiman via teleconference) from the Office of the Attorney General were present.

Ms. Johnson called the meeting to Order at 10:05 A.M.

Call to Order

A motion was made by Ms. Davis and seconded by Ms. Bower to approve the agenda. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Davis, Johnson, Jones, Perry, Piland and Pineda.

Agenda

A motion was made by Ms. Davis and seconded by Ms. Abassi to adopt the January 20, 2021, Real Estate Board Meeting minutes. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Davis, Johnson, Jones, Perry, Piland

Minutes

and Pineda.

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 **Robert Williams v. Belmont Services, LLC, Carriage House, Inc. dba Coldwell Banker Elite, and Deborah Elaine Warford, File Number 2020-2861**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. A motion was made by Ms. Davis and seconded by Ms. Bower to find no reasonable cause the respondents discriminated against the complainant by refusing to rent based upon race. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Davis, Johnson, Jones, Perry, Piland and Pineda.

In the matter of **Youwei Sun, Dandan Wu, and Angela Sun v. Lakefront Realty Inc. dba RE/MAX Lakefront Realty Inc., John W. Cooper Jr. and Joan A. Cooper, REB File Number 2021-00616**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. A motion was made by Ms. Davis and seconded by Ms. Bower to find no reasonable cause the respondents discriminated against the complainants by refusing to sell or negotiate for sale based upon race. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Davis, Johnson, Jones, Perry, Piland and Pineda.

In the matter of **Elizabeth Nicole McDowell v. Victoria Prince and Today Homes Realty LLC, REB File Number 2021-00038**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. A motion was made by Ms. Davis and seconded by Ms. Bower to find no reasonable cause the respondents discriminated against the complainant by refusing to sell or deal with or negotiate for sale based upon familial status. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Davis, Johnson, Jones, Perry, Piland and Pineda.

In the matter of **Dynelle Lunsford and Ajialon, LLC v. Abitt Realty Company LLC, Angela S. Ballard and Matthew E. Ballard, REB File Number 2021-00735**, a motion was made by Ms. Davis and seconded by Ms. Pineda to approve the terms

Public Comment

Fair Housing Reports

Robert Williams v. Belmont Services, LLC, Carriage House, Inc. dba Coldwell Banker Elite, and Deborah Elaine Warford, File Number 2020-2861

Youwei Sun, Dandan Wu, and Angela Sun v. Lakefront Realty Inc. dba RE/MAX Lakefront Realty Inc., John W. Cooper Jr. and Joan A. Cooper, REB File Number 2021-00616

Elizabeth Nicole McDowell v. Victoria Prince and Today Homes Realty LLC, REB File Number 2021-00038

Dynelle Lunsford and Ajialon, LLC v. Abitt Realty Company LLC,

of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting “Yes” were Abassi, Bower, Davis, Johnson, Jones, Perry, Piland and Pineda.

In the matter of **Alicia Carr v. Move with Prime LLC dba RE/MAX Prime and Christopher A. Mateo, REB File Number 2020-02191**, a motion was made by Ms. Davis and seconded by Ms. Pineda to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting “Yes” were Abassi, Bower, Davis, Johnson, Jones, Perry, Piland and Pineda.

In the matter of **Bernard Vick v. Fairview Manor Associates, LLP and S. L. Nusbaum Realty Co., REB File Number 2021-01655**, a motion was made by Ms. Davis and seconded by Ms. Pineda to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting “Yes” were Abassi, Bower, Davis, Johnson, Jones, Perry, Piland and Pineda.

Tom Payne gave the Board a litigation update. No action was taken by the Board.

Tom Payne provided the Board with proposed responses to the proposed Guidance Document. In response to one comment, the Board amended the Guidance Document concerning the matter of duration in relation to source of funds. A motion was made by Ms. Davis and seconded by Ms. Pineda to adopt the responses to the proposed Guidance Document regarding housing discrimination on the basis of source of funds as presented with a technical correction. The motion passed unanimously. Members voting “Yes” were Abassi, Bower, Davis, Johnson, Jones, Perry, Piland and Pineda.

Ms. Johnson turned the position of Chair over to Ms. Davis and recused herself from the meeting.

In the matter of **File Number 2021-00396, LaKitta Hicks-White**, 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. LaKitta Hicks-White, applicant, was present and addressed the Board. A motion was made by Ms. Piland and seconded by Ms. Bower

Angela S. Ballard and Matthew E. Ballard, REB File Number 2021-00735

Alicia Carr v. Move with Prime LLC dba RE/MAX Prime and Christopher A. Mateo, REB File Number 2020-02191

Bernard Vick v. Fairview Manor Associates, LLP and S. L. Nusbaum Realty Co., REB File Number 2021-01655

Fair Housing Reports

Transfer of Chair

File Number 2021-00396, LaKitta Hicks-White

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to accept the recommendation in part contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the previous professional discipline, approve Ms. Hicks-White's application for a real estate salesperson's license, subject to an agreement for licensure changing the period from one year to a period of two years wherein Ms. Hicks-White and her broker will provide quarterly reports to the Board. The Board made the change due to the egregious nature of the previous disciplinary action. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Davis, Jones, Perry, Piland and Pineda.

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

In the matter of **File Number 2021-00401, Christal E. Edwards**, 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. Bower and seconded by Ms. Pineda to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) noting a correction to the proper regulation being 18 VAC 135-20-30.1 to deny Ms. Edward's application for a salesperson's license based upon the record. After review of the facts, the information obtained at the IFF, and in consideration of Edwards' prior and recent professional discipline, the Board determined it could not protect the health, safety and welfare of the public due to the nature and seriousness of the previous professional misconduct, and agreed it would be negligent to grant a license and voted to deny the license. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Davis, Jones, Perry, Piland and Pineda.

File Number 2021-00401, Christal E. Edwards

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

In the matter of **File Number 2020-01470, Angelina Woodson**, the Board reviewed the record which consisted of the Notice of Prima Facie Case, the Revised Report of Findings, including exhibits, and the Recommendation. A motion was made by Ms. Piland and seconded by Ms. Pineda to find a violation of 18 VAC 135-20-260.11 (Count 1) of the Board's 2015 Regulations. The motion passed unanimously. Members voting

File Number 2020-01470, Angelina Woodson

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Materials considered in this agenda are proposed for discussion and action at the next meeting. Items are not to be construed as regulation or official Board position.

“Yes” were Abassi, Bower, Davis, Jones, Perry, Piland and Pineda.

A motion was made by Ms. Piland and seconded by Ms. Bower to impose no monetary penalty for the violation contained in Count 1. In addition, license revocation is imposed for the violation of Count 1. The motion passed unanimously. Members voting “Yes” were Abassi, Bower, Davis, Jones, Perry, Piland and Pineda.

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

Ms. Johnson returned and assumed the position of Chair.

In the matter of **File Number 2020-00414, Edmund John Seggerman**, 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. Edmund John Seggerman, respondent, was present and addressed the Board. A motion was made by Ms. Bower and seconded by Ms. Pineda to find a violation of 18 VAC 135-20-260.6 (Count 1) of the Board’s 2015 Regulations. The motion passed unanimously. Members voting “Yes” were Abassi, Bower, Johnson, Jones, Perry, Piland and Pineda.

Transfer of Chair

File Number 2020-00414, Edmund John Seggerman

A motion was made by Ms. Bower and seconded by Ms. Pineda to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose no monetary penalty for the violation contained in Count 1, pursuant to §54.1-202.A of the *Code of Virginia*. The motion passed unanimously. Members voting “Yes” were Abassi, Bower, Johnson, Jones, Perry, Piland and Pineda.

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

In the matter of **File Number 2020-02307, Robert Resh**, 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. Piland and seconded by Ms. Bower to find a violation of 18 VAC 135-20-260.6 (Count 1) of the Board’s

File Number 2020-02307, Robert Resh

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2015 Regulations. The motion passed unanimously. Members voting “Yes” were Abassi, Bower, Johnson, Jones, Perry, Piland and Pineda.

A motion was made by Ms. Piland and seconded by Ms. Bower to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose no monetary penalty for the violation contained in Count 1, pursuant to §54.1-202.A of the *Code of Virginia*. In addition, license revocation is imposed for the violation of Count 1. The motion passed unanimously. Members voting “Yes” were Abassi, Bower, Johnson, Jones, Perry, Piland and Pineda.

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

In the matter of **File Number 2019-02769, Bradley Gene Newton**, 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. Davis and seconded by Ms. Bower to find a violation of 18 VAC 135-20-310.2 (Count 1) of the Board’s 2015 Regulations. The motion passed unanimously. Members voting “Yes” were Abassi, Bower, Davis, Johnson, Jones, Perry and Pineda.

File Number 2019-02769, Bradley Gene Newton

A motion was made by Ms. Davis and seconded by Ms. Bower to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose a monetary penalty of \$600.00 for the violation contained in Count 1, for a total of \$600.00. In addition, for violation of Count 1, Newton’s license is placed on probation for two (2) years and required to complete six (6) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts and the Board’s Rules and Regulations. Such course(s) shall be completed in a classroom. Further, Newton shall provide evidence acceptable to the Board that Newton has successfully completed the course(s) within three (3) months of the effective date of the Order. The above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation. The motion passed unanimously. Members voting “Yes” were Abassi, Bower, Davis, Johnson, Jones, Perry and Pineda.

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

In the matter of **File Number 2019-03204, Candice Marie Lucas, t/a Candice Bolt**, the Board reviewed the record which consisted of the Notice of Prima Facie Case, the Revised Report of Findings, including exhibits, and the Recommendation. A motion was made by Ms. Davis and seconded by Ms. Bower to find a violation of §54.1-2135.A.1 (Count 1) of the *Code of Virginia*. The motion passed unanimously. Members voting “Yes” were Abassi, Bower, Davis, Johnson, Jones, Perry, Piland and Pineda.

File Number 2019-03204, Candice Marie Lucas, t/a Candice Bolt

A motion was made by Ms. Davis and seconded by Ms. Bower to impose a monetary penalty of \$550.00 for the violation contained in Count 1, for a total of \$550.00. In addition, for the violation of Count 1, Bolt’s license is placed on probation for a period of two (2) years and required to complete three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management. Such course(s) shall be completed in a classroom. Further, Bolt shall provide evidence acceptable to the Board that Bolt 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. The motion passed unanimously. Members voting “Yes” were Abassi, Bower, Davis, Johnson, Jones, Perry, Piland and Pineda.

In the matter of **File Number 2020-00935, Barbara Mitchell-Judge**, the Board reviewed the record which consisted of the Notice of Prima Facie Case, the Revised Report of Findings, including exhibits, and the Recommendation. A motion was made by Ms. Davis and seconded by Ms. Bower to find a violation of 18 VAC 135-20-270.3 (Count 1) of the Board’s 2015 Regulations, and a violation of 18 VAC 135-20-280.2 (Count 2) of the Board’s 2015 Regulations. The motion passed unanimously. Members voting “Yes” were Abassi, Bower, Davis, Johnson, Jones, Perry, Piland and Pineda.

File Number 2020-00935, Barbara Mitchell-Judge

A motion was made by Ms. Davis and seconded by Ms. Bower to impose a monetary penalty of \$1,250.00 for the violation contained in Count 1, \$1,450.00 for the violation contained in Count 2, for a total of \$2,700.00. In addition, for the violations

of Counts 1 and 2, Mitchell-Judge's license is placed on probation and required to complete three (3) classroom hours of Board-approved continuing education pertaining to Ethics and Standards of Conduct. Such course(s) shall be completed in a classroom. Further, Mitchell-Judge 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. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Davis, Johnson, Jones, Perry, Piland and Pineda.

In the matter of **File Number 2021-01113, Natasha Ashley Miller DeLoach**, the case was deferred and forwarded for an Informal Fact-Finding Conference.

File Number 2021-01113, Natasha Ashley Miller DeLoach

In the matter of **File Number 2020-02108, Jessee Allen DeLoach**, the case was deferred and forwarded for an Informal Fact-Finding Conference.

File Number 2020-02108, Jessee Allen DeLoach

In the matter of **File Number 2020-01566, Michael L. Boitnott**, the Board reviewed the record which consisted of the Notice of Prima Facie Case, the Revised Report of Findings, including exhibits, and the Recommendation. A motion was made by Ms. Davis and seconded by Ms. Pineda to find a violation of 18 VAC 135-20-260.11.a (Count 1) of the Board's 2015 Regulations, a violation of 18 VAC 135-20-180.C.4 (Count 2) of the Board's 2020 Regulations, a violation of 18 VAC 135-20-250 (Count 3) of the Board's 2003 Regulations, and a violation of 18 VAC 135-20-260.11.f (Count 4) of the Board's 2015 Regulations. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Davis, Johnson, Jones, Perry, Piland and Pineda.

File Number 2020-01566, Michael L. Boitnott

A motion was made by Ms. Davis and seconded by Ms. Bower to impose a monetary penalty of \$200.00 for the violation contained in Count 1, \$1,300.00 for the violation contained in Count 2, \$2,050.00 for the violation contained in Count 3, and \$1,100.00 for the violation contained in Count 4, for a total of \$4,650.00. In addition, license revocation is imposed for the violations of Counts 1, 2, 3 and 4. The motion passed unanimously. Members voting "Yes" were Abassi, Bower,

Davis, Johnson, Jones, Perry, Piland and Pineda.

In the matter of **File Number 2020-02099, Melissa Sue Boitnott**, the Board reviewed the record which consisted of the Notice of Prima Facie Case, the Revised Report of Findings, including exhibits, and the Recommendation. A motion was made by Ms. Davis and seconded by Ms. Bower to find a violation of 18 VAC 135-20-260.11.i (Count 1) of the Board's 2015 Regulations, a violation of 18 VAC 135-20-180.C.4 (Count 2) of the Board's 2020 Regulations, and a violation of 18 VAC 135-20-240 (Count 3) of the Board's 2003 Regulations. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Davis, Johnson, Jones, Perry, Piland and Pineda.

File Number 2020-02099, Melissa Sue Boitnott

A motion was made by Ms. Davis and seconded by Ms. Bower to impose a monetary penalty of \$1,750.00 for the violation contained in Count 1, \$1,300.00 for the violation contained in Count 2, \$1,400.00 for the violation contained in Count 3, for a total of \$4,450.00. In addition, license revocation is imposed for the violations of Counts 1, 2 and 3. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Davis, Johnson, Jones, Perry, Piland and Pineda.

In the matter of **File Number 2020-02189, Janneth Enriquez-Miranda**, the Board reviewed the Consent Order as seen and agreed to by Ms. Enriquez-Miranda. A motion was made by Ms. Davis and seconded by Ms. Pineda to accept the proposed Consent Order offer wherein Enriquez-Miranda admits to a violation of 18 VAC 135-20-260.11 (Count 1) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$1,450.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$1,600.00. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Davis, Johnson, Jones, Perry, Piland and Pineda.

File Number 2020-02189, Janneth Enriquez-Miranda

In the matter of **File Number 2020-02685, Keesha Wells-Croom**, the Board reviewed the Consent Order as seen and agreed to by Ms. Wells-Croom. Keesha Wells-Croom, respondent, was present and addressed the Board. A motion was made by Ms. Davis and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Wells-Croom 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 contained in Count 1, as well as

File Number 2020-02685, Keesha Wells-Croom

\$150.00 in Board costs, for a total of \$650.00. In addition, Wells-Croom agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management and provide proof of attendance and completion within six (6) 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 or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Davis, Johnson, Jones, Perry, Piland and Pineda.

In the matter of **File Number 2020-01743 James Martin Downs, Jr.**, the Board reviewed the Consent Order as seen and agreed to by Mr. Downs. A motion was made by Ms. Davis and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Downs admits to a violation of §54.1-2133.A.1 (Count 1) of the *Code of Virginia*, a violation of 18 VAC 135-20-290.1 (Count 2) of the Board's 2015 Regulations, a violation of §54.1-2133.A.4 (Count 3) of the *Code of Virginia*, and a violation of 18 VAC 135-20-240 (Count 4) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$500.00 for the violation contained in Count 1, \$600.00 for the violation contained in Count 2, \$650.00 for the violation contained in Count 3, and \$1,600.00 for the violation contained in Count 4, as well as \$150.00 in Board costs, for a total of \$3,500.00. In addition, for violation of Count 2, Downs agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Property Management; complete at least three (3) classroom hours of Board-approved continuing education pertaining to Legal Updates; and complete at least two (2) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts and provide proof of attendance and successful completion within nine (9) 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 Abassi, Bower, Davis, Johnson, Jones, Perry, Piland and Pineda.

File Number 2020-01743 James Martin Downs, Jr.

In the matter of **File Number 2020-01774, Michael McGorman**, the Board reviewed the Consent Order as seen and

File Number 2020-01774, Michael

agreed to by Mr. McGorman. A motion was made by Ms. Davis and seconded by Ms. Pineda to accept the proposed Consent Order offer wherein McGorman 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 \$500.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$650.00. In addition, McGorman 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 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 Abassi, Bower, Davis, Johnson, Jones, Perry, Piland and Pineda.

McGorman

In the matter of **File Number 2020-01411, Jasmine Douglas**, the Board reviewed the Consent Order as seen and agreed to by Ms. Douglas. Jasmine Douglas, respondent, was present and addressed the Board. A motion was made by Ms. Davis and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Douglas admits to a violation of §54.1-2132.A.4 (Count 1) of the *Code of Virginia*, a violation of 18 VAC 135-20-310.2 (Count 2) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$500.00 for the violation contained in Count 1, \$600.00 for the violation contained in Count 2, as well as \$150.00 in Board costs, for a total of \$1,250.00. In addition, for the violation of Count 1, Douglas agrees to complete at least three (3) hours pertaining to Escrow Management; for the violation of Count 2, Douglas agrees to complete one (1) hour pertaining to Real Estate Contracts and 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 or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Davis, Johnson, Jones, Perry, Piland and Pineda.

File Number 2020-01411, Jasmine Douglas

In the matter of **File Number 2020-01773, Michael Conner**,

File Number 2020-

DRAFT AGENDA
Materials compiled for discussion and approval.
DRAFT AGENDA

the Board reviewed the Consent Order as seen and agreed to by Mr. Conner. A motion was made by Ms. Bower and seconded by Ms. Pineda to accept the proposed Consent Order offer wherein Conner admits to a violation of a violation of 18 VAC 135-20-310.2 (Count 1) of the Board's 2015 Regulations, a violation of 18 VAC 135-20-280.5 (Count 2) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$500.00 for the violation contained in Count 1, \$100.00 for the violation contained in Count 2, as well as \$150.00 in Board costs, for a total of \$750.00. In addition, for the violation of Count 1, Conner 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 Abassi, Bower, Davis, Johnson, Jones, Perry, Piland and Pineda.

**01773, Michael
Conner**

In the matter of **File Number 2020-01672, Zachary Aaron McCoy**, the Board reviewed the Consent Order as seen and agreed to by Mr. McCoy. A motion was made by Ms. Davis and seconded by Ms. Bower to accept the proposed Consent Order offer wherein McCoy admits to a violation of §54.1-2132.A.4 (Count 1) of the *Code of Virginia*, a violation of 18 VAC 135-20-310.2 (Count 2) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$500.00 for the violation contained in Count 1, \$500.00 for the violation contained in Count 2, as well as \$150.00 in Board costs, for a total of \$1,150.00. In addition, for the violation of Count 1, McCoy agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Ethics and Standards of Conduct; for the violation of Count 2, McCoy agrees to complete four (4) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were

**File Number 2020-
01672, Zachary
Aaron McCoy**

Proposed as regulation or official Board position.

Abassi, Bower, Davis, Johnson, Jones, Perry, Piland and Pineda.

In the matter of **File Number 2021-00558, Mark Dalton**, the Board reviewed the Consent Order as seen and agreed to by Mr. Dalton. A motion was made by Ms. Davis and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Dalton 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 \$250.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$400.00. Further, for violation of Count 1, Dalton 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 Abassi, Bower, Davis, Johnson, Jones, Perry, Piland and Pineda.

File Number 2021-00558, Mark Dalton

In the matter of **File Number 2020-02216, Ando I. Suvvari, Jr., t/a AJ Suvvari**, the Board reviewed the Consent Order as seen and agreed to by Mr. Suvvari. A motion was made by Ms. Davis and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Suvvari admits to a violation of §54.1-2132.A.4 (Count 1) of the *Code of Virginia*, and agrees to a monetary penalty of \$500.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$650.00. In addition, for the violation of Count 1, Suvvari 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 Abassi, Bower, Davis, Johnson, Jones, Perry, Piland and Pineda.

File Number 2020-02216, Ando I. Suvvari, Jr., t/a AJ Suvvari

In the matter of **File Number 2020-02600, James Michael Kelley**, the Board reviewed the Consent Order as seen and agreed to by Mr. Kelley. A motion was made by Ms. Davis and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Kelley admits to a violation of §54.1-2137.B (Count 1) of the *Code of Virginia*, and agrees to \$150.00 in Board costs, for a total of \$150.00. In addition, for the violation of Count 1, Kelley 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 Abassi, Bower, Davis, Johnson, Jones, Perry, Piland and Pineda.

File Number 2020-02600, James Michael Kelley

The Board reviewed the Board financial statement as presented. No action was taken by the Board.

Administrative Issues

The Board reviewed the report from the March 31, 2021, Real Estate Board Education Committee meeting. A motion was made by Ms. Davis and seconded by Ms. Pineda to accept the Education Committee meeting report. The motion passed unanimously. Members voting “Yes” were Abassi, Bower, Davis, Johnson, Jones, Perry, Piland and Pineda.

Education

A motion was made by Ms. Davis and seconded by Ms. Bower to use post-license education categories for education in final orders and consent orders in order to add greater consistency to orders and ease compliance. The motion passed unanimously. Members voting “Yes” were Abassi, Bower, Davis, Johnson, Jones, Perry, Piland and Pineda.

New Business

Ms. Broz-Vaughan and Ms. Johnson updated the Board on the recent presentation to GPAAR. No action was taken by the Board.

There being no further business, the Board adjourned at 11:51 A.M.

Adjourn

Sharon Johnson, Chair

Mary Broz-Vaughan, Secretary

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DRAFT AGENDA

**Department of Professional and Occupational Regulation
Statement of Financial Activity**

**Real Estate Board
954640**

2020-2022 Biennium

March 2021

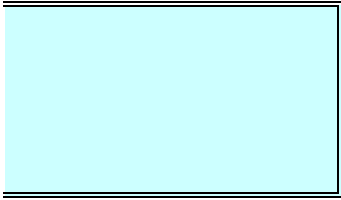
	March 2021 Activity	Biennium-to-Date July 2018 - March 2019
Cash/Revenue Balance Brought Forward		
Revenues	522,730	3,195,835
Cumulative Revenues		
Cost Categories:		
Board Expenditures	25,155	186,571
Board Administration	93,521	863,913
Administration of Exams	3,834	41,062
Enforcement	87,742	926,232
Legal Services	0	14,757
Information Systems	111,964	603,108
Facilities and Support Services	33,825	293,906
Agency Administration	42,413	390,526
Other / Transfers	0	0
Total Expenses	398,453	3,320,075
Transfer To/(From) Cash Reserves	0	0
Ending Cash/Revenue Balance		

Cash Reserve Beginning Balance	2,566,621	0
Change in Cash Reserve	0	0
Cash Reserve Ending Balance	2,566,621	0

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Date Comparison
July 2020 - March 2021
0
3,315,301
3,315,301
200,854
809,061
35,961
838,438
20,903
569,327
302,737
374,942
0
3,152,224
(81,524)
244,601

2,648,145
(81,524)
2,566,621

PERIMETER CENTER CONFERENCE CENTER
EMERGENCY EVACUATION OF BOARD AND TRAINING ROOMS
(Script to be read at the beginning of each meeting.)

PLEASE LISTEN TO THE FOLLOWING INSTRUCTIONS ABOUT EXITING THE PREMISES IN THE EVENT OF AN EMERGENCY.

In the event of a fire or other emergency requiring the evacuation of the building, alarms will sound. When the alarms sound, leave the room immediately. Follow any instructions given by Security staff

Board Room 1

Exit the room using one of the doors at the back of the room. Upon exiting the room, turn **RIGHT**. Follow the corridor to the emergency exit at the end of the hall.

Upon exiting the building, proceed straight ahead through the parking lot to the fence at the end of the lot. Wait there for further instructions.

Board Room 2

Exit the room using one of the doors at the back of the room. (Point) Upon exiting the room, turn **RIGHT**. Follow the corridor to the emergency exit at the end of the hall.

Upon exiting the building, proceed straight ahead through the parking lot to the fence at the end of the lot. Wait there for further instructions.

You may also exit the room using the side door, turn **Right** out the door and make an immediate **Left**. Follow the corridor to the emergency exit at the end of the hall.

Upon exiting the building, proceed straight ahead through the parking lot to the fence at the end of the lot. Wait there for further instructions.

Board Rooms 3 and 4

Exit the room using one of the doors at the back of the room. Upon exiting the room, turn **RIGHT**. Follow the corridor to the emergency exit at the end of the hall.

Upon exiting the building, proceed straight ahead through the parking lot to the fence at the end of the lot. Wait there for further instructions.

Training Room 1

Exit the room using one of the doors at the back of the room. Upon exiting the room, turn **LEFT**. Follow the corridor to the emergency exit at the end of the hall.

Upon exiting the building, proceed straight ahead through the parking lot to the fence at the end of the lot. Wait there for further instructions.

Training Room 2

Exit the room using one of the doors at the back of the room. Upon exiting the doors, turn **LEFT**. Follow the corridor to the emergency exit at the end of the hall.

Upon exiting the building, proceed straight ahead through the parking lot to the fence at the end of the lot. Wait there for further instructions.