

**REAL ESTATE BOARD**

**TENTATIVE AGENDA**

**Thursday, January 19, 2023 - 10:00 a.m.**

**2<sup>nd</sup> 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. November 17, 2022, Real Estate Fair Housing Sub-Committee Meeting
  - B. November 17, 2022, 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. Jennifer Nicholson on behalf of minor child (H.N.) v. Olah's Landing Property Owner's Association, Inc. and United Property Associates, Inc.  
REB File Number: 2022-01435  
HUD File Number: 03-22-0292-8
2. Monique Fleming v. Allegiance Realty Partners, LLC, c/o Re/Max Allegiance and Robert C. and Anne R. McDonough  
REB File Number: 2021-02778  
HUD File Number: 03-21-8754-8
3. John Phelps v. Richard and Tracy Hughes, Robert Duke Lawrence and Towne Realty LLC, dba Berkshire Hathaway HomeServices  
REB File Number: 2021-01933  
HUD File Number: N/A  
*Appointment - Dr. John Phelps, complainant*  
*Appointment - JC Cancelleri, attorney for the respondents*
4. Corwin Jones and Bobbi Staton v. Steve Shifflett and Gloria Mykich  
REB File Number: 2021-01546  
HUD File Number: 03-21-7521-8

5. Ajani Moore v. Redfin Corporation and Shannon Parker  
REB File Number: 2022-02681  
HUD File Number: 03-22-1551-8
6. Kraig and Crystal Logston v. JJRE, LLC, dba Advance Realty Specialists, 2206 Ewards LLC and Tina Marie Lebrun  
REB File Number: 2020-01584  
HUD File Number: 03-20-5098-8
7. Linda Johnson v. Buckroe Bungalow, LLC and Leland Real Estate, Inc  
REB File Number: 2023-00046  
HUD File Number: 03-22-1652-8  
{Conciliation: Familial Status}
8. Krista and Chris Tremblay v. Jameson at Wood Quay, LLC; GREP Atlantic, LLC; and Margaret Zapata  
REB File Number: 2023-00434  
HUD File Number: 03-22-2022-8  
{Conciliation: Disability}

## VI. REAL ESTATE CASES

1. File Number 2022-02718 – Robert L. Lowery  
IFF by Jackson-Bailey – Licensing
2. File Number 2022-02719 – Rachel Ellon Corey  
IFF by Jackson-Bailey – Licensing
3. File Number 2023-00267 – Steven Ray Kerns  
IFF by Jackson-Bailey – Licensing
4. File Number 2023-00518 – Lynnette B. Johnson  
IFF by Jackson-Bailey – Licensing
5. File Number 2023-00630 – Joseph R. Collins  
IFF by Jackson-Bailey – Licensing
6. File Number 2023-00520 – Andres S. Amaguana  
IFF by Jackson-Bailey – Licensing
7. File Number 2023-00633 – Michael C. Jones, Jr.  
IFF by Jackson-Bailey – Licensing
8. File Number 2023-00638 – James Mackor George  
IFF by Jackson-Bailey – Licensing
9. File Number 2023-00775 – Dwayne A. Bennett, Sr.  
IFF by Jackson-Bailey – Licensing  
***Appointment – Dwayne A. Bennett, Sr., applicant***

10. File Number 2023-00266 – Daniel G. Bickley  
IFF by Jones – Licensing  
***Appointment – Daniel G. Bickley, applicant***
11. File Number 2023-00637 – David A. McKelvey  
IFF by Jones – Licensing
12. File Number 2022-02453 – Rica Jo Ann Gilmore  
IFF by Grimsley – Licensing
13. File Number 2022-02202 – Serena R. Boney  
IFF by Grimsley – Licensing
14. File Number 2022-01484 – Dr. Tamara O. Perdue and Lynn O. Mosby acting  
as Trustees for the J. Milton Oakley Revocable Living Trust (Claimant) v.  
Alonzo Randolph Bell, Jr. (Regulant)  
IFF by Grimsley – Recovery Fund
15. File Number 2022-01858 – David Jon Marple  
IFF by Piland & Grimsley – Disciplinary
16. File Number 2022-01113 – Philip Maliniak  
IFF by Grimsley – Disciplinary  
***Appointment – Philip Maliniak, respondent***
17. File Number 2022-01878 – Angie Sue Lundy  
IFF by Grimsley & Perry - Disciplinary
18. File Number 2022-01079 – Jason Houser  
IFF by Perry – Disciplinary  
***Appointment – Jessica Brown, complainant***
19. File Number 2022-01648 – Diondra Gray  
IFF by Perry – Disciplinary
20. File Number 2022-0969 – Melvyn Williams  
IFF by Perry – Disciplinary
21. File Number 2022-02245 – Mohammed Huq  
Pre-IFF Consent Order by Perry – Disciplinary
22. File Number 2022-01993 – Brian Darrell Hall  
Pre-IFF Consent Order by Perry – Disciplinary
23. File Number 2023-00084 – Danis Davis Goins  
Pre-IFF Consent Order by Davis – Disciplinary

24. File Number 2022-02703 – Katrina M. G. Wulfeck  
Prima Facie - Disciplinary
25. File Number 2023-00373 – Katrina M. G. Wulfeck  
Prima Facie - Disciplinary
26. File Number 2022-02668 – Janeen B. Webb  
Pre-IFF Consent Order – Disciplinary
27. File Number 2022-02529 – Seth G. Barnes  
Pre-IFF Consent Order – Disciplinary
28. File Number 2023-00332 – Keona L. Wardrett  
Pre-IFF Consent Order - Disciplinary
29. File Number 2022-01772 – Hasbrouck Real Estate Corporation  
Pre-IFF Consent Order by Foley – Disciplinary
30. File Number 2021-02616 – Maryam Soroush Jansen  
IFF by Johnson – Disciplinary  
***Appointment – John C. Altmiller, attorney for the respondent***

## VII. ADMINISTRATIVE ISSUES

- Receiver invoice
- Board Financial Statement
- Reminder: Complete the Statement of Economic Interests (SOEI) form

## VIII. EDUCATION

- January 18, 2023, Education Committee Report

## IX. OLD BUSINESS

## X. NEW BUSINESS

## XI. ADJOURNMENT

### NEXT MEETING SCHEDULED FOR THURSDAY, MARCH 16, 2023

\*\* 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.

REAL ESTATE BOARD  
MINUTES OF MEETING

November 17, 2022

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  
Ibrahim Moiz, Vice-Chair  
Margaret Davis  
Kemper Funkhouser  
Catina Jones  
Cavelle Mollineaux  
Anna Thronson

Board members absent from the meeting: David Perry  
Nan Piland

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

Demetrios Melis, Director  
Tom Payne, Deputy Director  
Christine Martine, Executive Director  
Donnitria Mosby, Fair Housing Investigator  
Trudy Miller, Fair Housing Investigator  
Loraine Schroeder, Fair Housing Investigator  
Emily Trent, Administrator Coordinator

Elizabeth Peay and Todd Shockley, from the Office of the Attorney General were present.

Ms. Johnson called the meeting to Order at 10:04 A.M.

**Call to Order**

A motion was made by Mr. Moiz and seconded by Ms. Davis to approve the agenda. The motion passed unanimously. Members voting "Yes" were: Davis, Funkhouser, Johnson, Jones, Moiz, Mollineaux and Thronson.

**Agenda**

A motion was made by Mr. Moiz and seconded by Ms. Davis to

**Minutes**

adopt the September 15, 2022, Real Estate Board Meeting minutes. The motion passed unanimously. Members voting “Yes” were Davis, Funkhouser, Johnson, Jones, Moiz, Mollineaux and Thronson.

There was no public comment.

Donnita Mosby, Fair Housing Investigator, updated the Board on the current Fair Housing case load.

Todd Shockley, Assistant Attorney General, provided a Fair Housing litigation update. No action was taken by the Board.

In the matter of **Hunter Guglielmini and Jahlil Lightbody v. Gingko Arbor Trace LLC and S. L. Nusbaum Realty Company, REB File 2021-02475**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis and Supplement Final Investigative Report. A motion was made by Ms. Davis and seconded by Mr. Moiz to find no reasonable cause the respondents discriminated against the complainant by refusing to rent or otherwise making housing unavailable, imposing discriminatory terms and conditions or retaliating against complainants based upon familial status. The motion passed unanimously. Members voting “Yes” were Davis, Funkhouser, Johnson, Jones, Moiz, Mollineaux and Thronson.

In the matter of, **REB File 2022-01435, Jennifer Nicholson on behalf of minor child (H.N.) v. Olah’s Landing Property Owner’s Association, Inc. and United Property Associates, Inc.**, the case is deferred for additional investigation.

In the matter of **Dalonte Johnson v. Van Metre Kensington Place, LLC, Van Metre Management Company LLC and Betty Veintemilla, REB File 2022-02534**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis and Supplemental Final Investigative Report. A motion was made by Ms. Davis and seconded by Mr. Moiz to find no reasonable cause the respondents discriminated against

## Public Comment

## Fair Housing Reports

## Litigation Update

**Hunter Guglielmini and Jahlil Lightbody v. Gingko Arbor Trace LLC and S. L. Nusbaum Realty Company, REB File 2021-02475**

**REB File 2022-01435, Jennifer Nicholson on behalf of minor child (H.N.) v. Olah’s Landing Property Owner’s Association, Inc. and United Property Associates, Inc.**

**Dalonte Johnson v. Van Metre Kensington Place, LLC, Van Metre Management Company LLC and Betty Veintemilla,**

the complainants by otherwise making housing unavailable, or engaging in intimidation of complainant based upon race. The motion passed unanimously. Members voting “Yes” were Davis, Funkhouser, Johnson, Jones, Moiz, Mollineaux and Thronson.

In the matter of **Patrick McNeil v. CLPF-Metropolitan Two Venture, LP and Kettler Management, Inc. and Aaron Carson, REB File 2022-00370**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis and Supplement Final Investigative Report. A motion was made by Ms. Davis and seconded by Mr. Moiz to find no reasonable cause the respondents discriminated against the complainant by imposing discriminatory terms and conditions or otherwise making housing unavailable based upon their association with black, brown, complexioned, and/or Ethiopian persons, or in retaliation to exercising a right covered by the Virginia Fair Housing Law. The motion passed unanimously. Members voting “Yes” were Davis, Funkhouser, Johnson, Jones, Moiz, Mollineaux and Thronson.

In the matter of **Naima Jabeen v. Camden USA, Inc. and Camden Development, Inc., REB File 2022-01299**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis. Investigator Trudy Miller read the complainant’s written statement to the Board. A motion was made by Ms. Davis and seconded by Mr. Moiz to find no reasonable cause the respondents discriminated against the complainant by refusing to rent or otherwise making housing unavailable and failing to make a reasonable accommodation based upon disability. The motion passed unanimously. Members voting “Yes” were Davis, Funkhouser, Johnson, Jones, Moiz, Mollineaux and Thronson.

In the matter of **Michaela McCants and Robert McCants v. Oak Crest Battlefield II LLC, S L Nusbaum Realty Co., Gerald Ysla and Melinda Gates, REB File 2022-02524**, a motion was made by Ms. Davis and seconded by Mr. Moiz to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting “Yes” were Davis, Funkhouser, Johnson, Jones, Moiz, Mollineaux and Thronson.

Tom Payne, Deputy Director, recognized and thanked Investigator Trudy Miller for 17 years of service with the Fair

**REB File 2022-02534**

**Patrick McNeil v. CLPF-Metropolitan Two Venture, LP and Kettler Management, Inc. and Aaron Carson, REB File 2022-00370**

**Naima Jabeen v. Camden USA, Inc. and Camden Development, Inc., REB File 2022-01299**

**Michaela McCants and Robert McCants v. Oak Crest Battlefield II LLC, S L Nusbaum Realty Co., Gerald Ysla and Melinda Gates, REB File 2022-02524**

**Recognition of Service**

Housing Board section and DPOR.

In the matter of **File Number 2022-02040, Krista L. Janik**, the Board reviewed the record which consisted of the application file, transcript, exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference. Krista L. Janik, applicant was present and addressed the Board. A motion was made by Ms. Davis and seconded by Mr. Funkhouser to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* approve Ms. Janik's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Jones, Moiz, Mollineaux and Thronson.

**File Number 2022-02040, Krista L. Janik**

In the matter of **File Number 2022-01683, Tina Adele Kenny**, the Board reviewed the record which consisted of the application file, transcript, exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference. A motion was made by Mr. Funkhouser and seconded by Ms. Davis to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* deny Ms. Kenny's application for a real estate salesperson's license based upon the record. After review of the facts, the information obtained at the Informal Fact-Finding Conference, and in consideration of the nature and seriousness of the crime, the extent to which the occupation or profession might offer an opportunity to engage in further criminal activity of the same type as that in which Kenny had been involved, the age of Kenny at the time of the commission of the crime, and the amount of time that has elapsed since Kenny's last involvement in the commission of a crime and agreed it would be negligent to grant a license and voted to deny the license. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Jones, Moiz, Mollineaux and Thronson.

**File Number 2022-01683, Tina Adele Kenny**

In the matter of **File Number 2022-02203, Jeremy Thomas Rasnake**, the Board reviewed the record which consisted of the application file, transcript, exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference. Jeremy Thomas Rasnake, applicant, and Randy Morris, witness, were present and addressed the Board.

**File Number 2022-02203, Jeremy Thomas Rasnake**

DRAFT AGENDA  
Materials submitted for this agenda are for informational purposes only and do not constitute an official Board position.



A motion was made by Mr. Funkhouser and seconded by Ms. Davis to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* approve Mr. Rasnake's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Jones, Moiz, Mollineaux and Thronson.

In the matter of **File Number 2022-02035, Ryan Joshua Pettie**, the Board reviewed the record which consisted of the application file, transcript, exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference. Ryan Joshua Pettie, applicant, was present and addressed the Board. A motion was made by Mr. Moiz and seconded by Mr. Funkhouser to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* approve Mr. Pettie's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Jones, Moiz, Mollineaux and Thronson.

**File Number 2022-02035, Ryan Joshua Pettie**

In the matter of **File Number 2022-02728, Natalie A. Mckenzie**, the Board reviewed the record which consisted of the application file, transcript, exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference. A motion was made by Mr. Funkhouser and seconded by Mr. Moiz to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* approve Ms. Mckenzie's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Jones, Moiz, Mollineaux and Thronson.

**File Number 2022-02728, Natalie A. Mckenzie**

In the matter of **File Number 2022-02036, Jorge O. Cabrera**, the Board reviewed the record which consisted of the application file, transcript, exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference. Jorge O. Cabrera, applicant, was present and addressed the Board. A motion was made by Mr. Funkhouser and seconded by Mr. Moiz to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria

**File Number 2022-02036, Jorge O. Cabrera**

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contained in §54.1-204.B of the *Code of Virginia* approve Mr. Cabrera's for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Jones, Moiz, Mollineaux and Thronson.

In the matter of **File Number 2022-01836, Shauliel Storey**, the Board reviewed the record which consisted of the application file, transcript, exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference. A motion was made by Mr. Funkhouser and seconded by Ms. Davis to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* approve Mr. Storey's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Jones, Moiz, Mollineaux and Thronson.

**File Number 2022-01836, Shauliel Storey**

In the matter of **File Number 2022-01685, Edwin Walker Broaddus**, 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. Edwin Walker Broaddus, applicant, and Lawrence Marshall, II, attorney for the applicant, were present and addressed the Board. A motion was made by Mr. Funkhouser and seconded by Ms. Davis to reject the recommendation contained in the Summary of the Informal Fact-Finding Conference and instead approve Mr. Broaddus' application for a real estate broker's license. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Jones, Moiz, Mollineaux and Thronson.

**File Number 2022-01685, Edwin Walker Broaddus**

In the matter of **File Number 2022-00399, Dianne M. Tillage-Brooks**, the Board reviewed the record which consisted of the application file, transcript, exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference. A motion was made by Mr. Funkhouser and seconded by Mr. Moiz to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* approve Ms. Tillage-Brooks' application for a real estate salesperson's license subject to a two-year Agreement for Licensure. Additionally, prior to licensure, completion of 30 hours of

**File Number 2022-00399, Dianne M. Tillage-Brooks**

post-license education shall be required. The motion passed unanimously. Members voting “Yes” were Davis, Funkhouser, Johnson, Jones, Moiz, Mollineaux and Thronson.

In the matter of **File Number 2022-00067, Shyam Bulusu, t/a Shyam Bulusu**, 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 Mr. Moiz and seconded by Mr. Mollineaux to find a violation of 18 VAC 135-20-260.1 (Count 1) of the Board’s 2015 Regulations. The motion passed unanimously. Members voting “Yes” were Funkhouser, Johnson, Jones, Moiz, Mollineaux and Thronson.

**File Number 2022-00067, Shyam Bulusu, t/a Shyam Bulusu**

A motion was made by Mr. Funkhouser and seconded by Mr. Moiz to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose the following sanctions: For violation of Count 1, license revocation is imposed. The motion passed unanimously. Members voting “Yes” were Funkhouser, Johnson, Jones, Moiz, Mollineaux and Thronson.

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

In the matter of **File Number 2022-02285, Sybil Elaine Baker, t/a Sybil E. Baker**, the Board reviewed the record which consisted of the Notice of Prima Facie Case, investigative file, and the Recommendation. A motion was made by Mr. Moiz and seconded by Mr. Funkhouser to find a violation of 18 VAC 135-20-260.6 (Count 1) of the Board’s 2021 regulations, a violation of 18 VAC 135-20-260.7 (Count 2) of the Board’s 2021 regulations, a violation of 18 VAC 135-20-260.12 (Count 3) of the Board’s 2021 regulations, and a violation of 18 VAC 135-20-250 (Count 4) of the Board’s 2003 regulations. The motion passed unanimously. Members voting “Yes” were Funkhouser, Johnson, Jones, Moiz, Mollineaux and Thronson.

**File Number 2022-02285, Sybil Elaine Baker, t/a Sybil E. Baker**

A motion was made by Mr. Moiz and seconded by Mr. Funkhouser to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose the following sanctions: A monetary penalty of \$700.00 for the violation contained in Count 2, \$1,500.00 for the violation contained in Count 3, and \$2,000.00 for the violation contained

in Count 4, for a total of \$4,200.00. In addition, for the violations of Counts 1, 3, and 4, revocation of Baker's license. In addition, for the violation of Count 2, Baker's license shall be placed on probation for a period of six (6) months and required to complete the six (6) classroom hours of Board-approved post-license education pertaining to Real Estate Law and Regulations. Such course(s) shall be completed in a classroom. Further, Baker shall provide evidence acceptable to the Board that Baker has successfully completed the course(s) within six (6) months of the effective date of the order. The above-referenced post-license education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license. The motion passed unanimously. Members voting "Yes" were Funkhouser, Johnson, Jones, Moiz, Mollineaux and Thronson.

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

In the matter of **File Number 2022-01012, Leslie Lynn Carpenter**, the Board reviewed the record which consisted of the Notice of Prima Facie Case, investigative file, and the Recommendation. A motion was made by Mr. Moiz and seconded by Ms. Davis to find a violation of §54-1-2131.A.1 (Count 1) of the *Code of Virginia*. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Jones, Moiz, Mollineaux and Thronson.

**File Number 2022-01012, Leslie Lynn Carpenter**

A motion was made by Mr. Moiz and seconded by Ms. Davis to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose the following sanctions: A monetary penalty of \$1,200.00 for the violation contained in Count 1, for a total of \$1,200.00. In addition, for the violation of Count 1, Carpenter's license shall be placed on probation for a period of six (6) months and required to complete the three (3) classroom hours of Board-approved post-license education pertaining to Ethics and Standards of Conduct. Such course(s) shall be completed in a classroom. Further, Carpenter shall provide evidence acceptable to the Board that Carpenter has successfully completed the course(s) within six (6) months of the effective date of the order. The above-referenced education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser,

Johnson, Jones, Moiz, Mollineaux and Thronson.

In the matter of **File Number 2021-01270, Joan Williams Peaslee**, the Board reviewed the record which consisted of the investigative file, transcript, exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference. A motion was made by Mr. Moiz and seconded by Mr. Funkhouser to find a violation of §54.1-2132.A.4 (Count 1) of the *Code of Virginia*, and a violation of 18 VAC 135-20-310.2 (Count 2) of the Board's 2015 Regulations. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Jones, Moiz, Mollineaux and Thronson.

**File Number 2021-01270, Joan Williams Peaslee**

A motion was made by Ms. Davis and seconded by Ms. Thronson to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose the following sanctions: A monetary penalty of \$500.00 for the violation contained in Count 1, \$600.00 for the violation contained in Count 2, for a total of \$1,100.00. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Jones, Moiz, Mollineaux and Thronson.

In the matter of **File Number 2021-01169, Jeremy Lee Holt**, the Board reviewed the record which consisted of the investigative file, transcript, exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference. Jeremy Lee Holt, respondent, and Robert F. Moorman, Esq., attorney for the respondent, were present and addressed the Board. A motion was made by Ms. Davis and seconded by Mr. Moiz to find a violation of §54.1-2131.A.1 (Count 1) of the *Code of Virginia*, and a violation of 18 VAC 135-20-290.1 (Count 2) of the Board's 2015 Regulations. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Moiz, Mollineaux and Thronson.

**File Number 2021-01169, Jeremy Lee Holt**

A motion was made by Ms. Davis and seconded by Mr. Moiz to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose the following sanctions: A monetary penalty of \$1,200.00 for the violation contained in Count 1, \$2,500.00 for the violation contained in Count 2, for a total of \$3,700.00. In addition, for violation of Count 1, Holt's license is placed on probation for a period of six (6) months and required to complete six (6) classroom hours of Board-approved post-license education pertaining to Contract

Writing and three (3) classroom hours of Board-approved post-license education pertaining to Agency Law. Further, Holt shall provide evidence acceptable to the Board that Holt has successfully completed the course(s) within three (3) months of the effective date of the Order. The above-referenced post-license education hours will not count towards any continuing education requirement, if applicable, for renewal, reinstatement, or activation of a license. In addition, for the violation of Count 2, Holt's license is placed on probation for a period of two (2) years subject to the following terms:

- During the probationary period, Holt and his broker will provide quarterly reports to the Board that he is in compliance with the Board's rules and regulations;
- Holt shall be required to complete three (3) classroom hours of Board-approved post-license education pertaining to Ethics and Standards of Conduct. Further, Holt shall provide evidence acceptable to the Board that Holt has successfully completed the course(s) within three (3) months of the effective date of the Order. The above-referenced post-license education hours will not count towards any continuing education requirement, if applicable, for renewal, reinstatement, or activation of a license.

The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Moiz, Mollineaux and Thronson.

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

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

In the matter of **File Number 2021-01567, Thomas Michael Holbrook**, the Board reviewed the record which consisted of the investigative file, transcript, exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference. A motion was made by Mr. Funkhouser and seconded by Mr. Mollineaux to find a violation of §54.1-2137.B (Count 1) of the *Code of Virginia*, and a violation of 18 VAC 135-20-260.12.c (Count 2) of the Board's 2015 Regulations. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Jones, Moiz, Mollineaux and Thronson.

**Transfer of Chair**

**File Number 2021-01567, Thomas Michael Holbrook**

A motion was made by Ms. Davis and seconded by Ms. Thronson to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose a monetary penalty of \$450.00 for the violation contained in Count 1, and \$2,500.00 for the violation contained in Count 2, for a total of \$2,950.00. In addition, Holbrook's license is placed on probation for a period of six (6) months and Holbrook is required to complete three (3) classroom hours of Board-approved post-license education pertaining to Agency Law. Further, Holbrook shall provide evidence acceptable to the Board that Holbrook has successfully completed the course(s) within three (3) months of the effective date of the Order. The above-referenced post-license education hours will not count towards any continuing education requirement, if applicable, for renewal, reinstatement, or activation of a license. In addition, revocation of license is imposed for violation of Count 2. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Jones, Moiz, Mollineaux and Thronson.

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 2021-02616, Maryam Soroush Jansent**, the matter was deferred to the next Board meeting.

In the matter of **File Number 2021-02842, Anna Paduhovich**, 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. Anna Paduhovich, respondent, and John Kaptan, Esquire, attorney for respondent, were present and addressed the Board.

At 11:14 A.M., Mr. Funkhouser offered a motion which was seconded by Mr. Moiz, that the Board meeting be recessed and that the Real Estate Board immediately reconvene in closed meeting for the purpose of consultation with legal counsel and briefings by staff members pertaining to actual or probable litigation as permitted by §2.2-3711.A.7 of the *Code of Virginia*. The following non-members will be in attendance to reasonably aid the consideration of the topic: Elizabeth Peay, Tom Payne, Demetrios Melis, Christine Martine and Todd

**Transfer of Chair**

**File Number 2021-02616, Maryam Soroush Jansen**

**File Number 2021-02842, Anna Paduhovich**

**Closed Session**

Shockley.

This motion is made with respect to the matter(s) identified as agenda item(s):

17. File Number 2021-02842, Anna Paduhovich

At 11:49 A.M., a motion was made by Mr. Moiz and seconded by Mr. Funkhouser that the Board reconvene in open session.

WHEREAS, the Real Estate Board has convened a closed meeting on this date pursuant to an affirmative recorded vote in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, §2.2-3712 of the *Code of Virginia* requires a certification by this Real Estate Board that such closed meeting was conducted in conformity with Virginia law;

NOW, THEREFORE, BE IT RESOLVED that the Real Estate Board hereby certifies that, to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies and (ii) only such public business matters as were identified in the motion convening the closed meeting were heard, discussed or considered by the Real Estate Board.

VOTE: 6-0

AYES: Davis, Funkhouser, Johnson, Moiz, Mollineaux and Thronson.

NAYS: None.

ABSENT DURING THE VOTE: Jones.

ABSENT DURING THE MEETING: Perry and Piland.

In the matter of **File Number 2021-02842, Anna Paduhovich**, a motion was made by Ms. Davis and seconded by Mr. Funkhouser to reject the recommendation contained in the Summary of the Informal Fact-Finding Conference and instead find no violation of 18 VAC 135-20-260.11 of the Board's 2015 Regulations, and close the file. The motion passed

**File Number 2021-02842, Anna Paduhovich**

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unanimously. Members voting “Yes” were Davis, Funkhouser, Johnson, Moiz, Mollineaux and Thronson.

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

In the matter of **File Number 2022-01294, Shirley A. Maser**, 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. TaShauna Marshall, complainant, was present and addressed the Board. A motion was made by Mr. Moiz and seconded by Ms. Thronson to find a violation of 18 VAC 135-20-300.6 (Count 1) of the Board's 2015 Regulations, a violation of §54.1-2134.A.4 (Count 2) of the *Code of Virginia*, and a violation of §54.1-2137.A (Count 3) of the *Code of Virginia*. The motion passed unanimously. Members voting “Yes” were Davis, Johnson, Jones, Moiz, Mollineaux and Thronson.

**File Number 2022-01294, Shirley A. Maser**

A motion was made by Mr. Moiz and seconded by Ms. Thronson to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose a monetary penalty of \$300.00 for the violation in Count 1, \$500.00 for the violation in Count 2, and \$300.00 for the violation in Count 3, for a total of \$1,100.00. In addition, for violation of Count 1, Maser's license is placed on probation for a period of six (6) months and Maser is required to complete two (2) classroom hours of Board-approved post-license education pertaining to Property Management. Further, Maser shall provide evidence acceptable to the Board that Maser has successfully completed the course(s) within six (6) months of the effective date of the Order. The above-referenced post-license education hours will not count towards any continuing education requirement, if applicable, for renewal, reinstatement, or activation of a license. For the violation of Count 2, Maser's license is placed on probation for a period of six (6) months and Maser is required to complete three (3) classroom hours of Board-approved post-license education pertaining to Agency. Further, Maser shall provide evidence acceptable to the Board that Maser has successfully completed the course(s) within six (6) months of the effective date of the Order. The above-referenced post-license education hours will not count towards any continuing education requirement, if applicable, for renewal, reinstatement, or activation of a license. The motion

passed unanimously. Members voting “Yes” were Davis, Johnson, Jones, Moiz, Mollineaux and Thronson.

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

In the matter of **File Number 2022-01363, Michelle Denise Handy**, 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 Mr. Moiz to accept the recommendation to find no violation of 18 VAC 135-20-300.3 of the Board’s 2015 Regulations, and close the file. The motion passed unanimously. Members voting “Yes” were Davis, Johnson, Jones, Moiz, Mollineaux and Thronson.

**File Number 2022-01363, Michelle Denise Handy**

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

A motion was made by Ms. Davis and seconded by Mr. Moiz to take cases 20-25, as a block vote. The motion passed unanimously. Members voting “Yes” were Davis, Funkhouser, Johnson, Jones, Moiz, Mollineaux and Thronson.

**Consent Orders**

In the matter of **File Number 2022-01553, Lawrence Nordlof**, the Board reviewed the Consent Order as seen and agreed to by Mr. Nordlof. A motion was made by Ms. Davis and seconded by Mr. Moiz to accept the proposed Consent Order offer wherein Nordlof admits to a violation of 18 VAC 135-20-260.11.1 (Count 1) of the Board’s 2021 Regulations, and a violation of §54.1-2137.A (Count 2) of the *Code of Virginia*, and agrees a monetary penalty of \$1,200.00 for the violation contained in Count 1, \$400.00 for the violation contained in Count 2, and \$150.00 in Board costs, for a total of \$1,750.00. In addition, Nordlof agrees to complete at least the number of classroom hours, as specified below, of Board-approved Post-License education and provide proof of attendance and successful completion to the Board within six (6) months of the effective date of the Order. The courses must be completed in the classroom. The courses that must be completed are:

**File Number 2022-01553, Lawrence Nordlof**

- For the violation of Count 1, six (6) hours pertaining to Real Estate Law and Regulations; and
- For the violation of Count 2, three (3) hours

pertaining to Ethics and Standards of Conduct.

It is acknowledged that satisfactory completion of the above-referenced Post-License 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 Davis, Funkhouser, Johnson, Jones, Moiz, Mollineaux and Thronson.

In the matter of **File Number 2022-01617, Mohammad Shahverdi**, the Board reviewed the Consent Order as seen and agreed to by Mr. Shahverdi. A motion was made by Ms. Davis and seconded by Mr. Moiz to accept the proposed Consent Order offer wherein Shahverdi admits to a violation of 18 VAC 135-20-300.6 (Count 1) of the Board’s 2015 Regulations, and a violation of 18 VAC 135-20-260.11.j (Count 2) of the Board’s 2021 Regulations, and agrees a monetary penalty of \$600.00 for the violation contained in Count 1, \$1,500.00 for the violation contained in Count 2, and \$150.00 in Board costs, for a total of \$2,250.00. In addition, Shahverdi agrees to complete at least the number of classroom hours, as specified below, of Board-approved Post-License education and provide proof of attendance and successful completion to the Board within six (6) months of the effective date of the Order. The courses must be completed in the classroom.

- Six (6) hours pertaining to Real Estate Law and Regulations; and
- Six (6) hours pertaining to Contract Writing.

It is acknowledged that satisfactory completion of the above-referenced Post-License 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 Davis, Funkhouser, Johnson, Jones, Moiz, Mollineaux and Thronson.

In the matter of **File Number 2022-01928, Charles F. Coates, Jr.**, the Board reviewed the Consent Order as seen and agreed to by Mr. Coates. A motion was made by Ms. Davis and seconded by Mr. Moiz to accept the proposed Consent Order offer wherein Coates admits to a violation of 18 VAC 135-20-260.11.g (Count 1) of the Board’s 2021 Regulations, 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

**File Number 2022-01617, Mohammad Shahverdi**

**File Number 2022-01928, Charles F. Coates, Jr.**

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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, Coates agrees to complete at least three (3) classroom hours of Board-approved Post-License education pertaining to Escrow Requirements 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 Post-License 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 Davis, Funkhouser, Johnson, Moiz, Mollineaux and Thronson.

In the matter of **File Number 2022-01929, Charles F. Coates, Jr.**, the Board reviewed the Consent Order as seen and agreed to by Mr. Coates. A motion was made by Ms. Davis and seconded by Mr. Moiz to accept the proposed Consent Order offer wherein Coates admits to a violation of 18 VAC 135-20-260.11.g (Count 1) of the Board's 2015 Regulations, 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, Coates agrees to complete at least three (3) classroom hours of Board-approved Post-License education pertaining to Escrow Requirements 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 Post-License 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 Davis, Funkhouser, Johnson, Moiz, Mollineaux and Thronson.

**File Number 2022-01929, Charles F. Coates, Jr.**

In the matter of **File Number 2022-02166, Jeannette McCallum**, the Board reviewed the Consent Order as seen and agreed to by Ms. McCallum. A motion was made by Ms. Davis and seconded by Mr. Moiz to accept the proposed Consent Order offer wherein McCallum 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,

**File Number 2022-02166, Jeannette McCallum**

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and a violation of §54.1-2132.A.4 (Count 3) of the *Code of Virginia*, and agrees a monetary penalty of \$500.00 for the violation contained in Count 1, \$600.00 for the violation contained in Count 2, \$500.00 for the violation contained in Count 3, and \$150.00 in Board costs, for a total of \$1,750.00. In addition, McCallum agrees to complete at least the number of classroom hours, as specified below, of Board-approved Post-License education and provide proof of attendance and successful completion to the Board within six (6) months of the effective date of the Order. The courses must be completed in the classroom.

- Six (6) hours pertaining to Real Estate Law and Regulations; and
- Three (3) hours pertaining to Escrow Requirements.

It is acknowledged that satisfactory completion of the above-referenced Post-License 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 Davis, Funkhouser, Johnson, Jones, Moiz, Mollineaux and Thronson.

In the matter of **File Number 2022-02439, Dale A. Brundage**, the Board reviewed the Consent Order as seen and agreed to by Mr. Brundage. A motion was made by Ms. Davis and seconded by Mr. Moiz to accept the proposed Consent Order offer wherein Brundage admits to a violation of §54.1-2135.A.2 (Count 1) of the *Code of Virginia*, and agrees to a monetary penalty of \$550.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$700.00. In addition, Brundage agrees to complete at least three (3) classroom hours of Board-approved Post-License education pertaining to Ethics and Standards of Conduct and provide proof of attendance and successful completion to the Board within six (6) months of the effective date of this Consent Order. The courses must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced Post-License 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 Davis, Funkhouser, Johnson, Jones, Moiz, Mollineaux and Thronson.

**File Number 2022-02439, Dale A. Brundage**

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

**Administrative Issues**

Funkhouser to approve payment in the amount of \$40,702.10 to Miles & Stockbridge, P.C., for legal services provided for receivership in Commonwealth of Virginia, et al v. Central Partners Now LLC dba Re/Max Central Realty (CL 14000461-00). The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Jones, Moiz, Mollineaux and Thronson.

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

Ms. Martine gave a presentation on the regulatory review process. No action was taken by the Board.

Mr. Funkhouser provided a report from the November 16, 2022, Real Estate Board Education Committee meeting. A motion was made by Ms. Thronson and seconded by Ms. Jones to accept the Education Committee meeting report. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Jones, Moiz, Mollineaux and Thronson.

**Education**

There being no further business, the Board adjourned at 12:00 P.M.

**Adjourn**

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Sharon Johnson, Chair

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Demetrios J. Melis, Secretary

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# REAL ESTATE BOARD FAIR HOUSING SUB-COMMITTEE MEETING MINUTES

**November 17, 2022**

On Thursday, November 17, 2022 at 9:47 a.m., the Real Estate Board Fair Housing sub-committee met at the Department of Professional and Occupational Regulation. Board members Margaret "Maggie" Davis and Catina Jones attended on behalf of the Real Estate Board. Trudy Miller, Robert "Tom" Payne, Francesca Rodriguez and Donnitria Mosby attended on behalf of the Fair Housing Office.

The meeting was called to order at approximately 9:47 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 9:50 a.m.

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Sharon Johnson, Chair

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Demetrios J. Melis, Secretary

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

**Real Estate Board  
954640**

**2022-2024 Biennium**

**November 2022**

	November 2022 Activity	Biennium-to-Date Comparison	
		July 2020 - November 2020	July 2022 - November 2022
<b>Cash/Revenue Balance Brought Forward</b>			0
<b>Revenues</b>	345,614	1,745,983	1,870,411
<b>Cumulative Revenues</b>			1,870,411
<b>Cost Categories:</b>			
<b>Board Expenditures</b>	24,097	107,461	131,997
<b>Board Administration</b>	95,557	471,331	498,408
<b>Administration of Exams</b>	7,848	21,110	39,362
<b>Enforcement</b>	102,514	489,617	505,152
<b>Legal Services</b>	0	13,902	150
<b>Information Systems</b>	59,266	277,934	250,015
<b>Facilities and Support Services</b>	37,051	172,492	162,036
<b>Agency Administration</b>	69,054	215,249	352,670
<b>Other / Transfers</b>	0	0	0
<b>Total Expenses</b>	395,386	1,769,095	1,939,790
<b>Transfer To/(From) Cash Reserves</b>	0	0	(130,568)
<b>Ending Cash/Revenue Balance</b>			61,189

<b>Cash Reserve Beginning Balance</b>	1,825,743	0	1,956,311
<b>Change in Cash Reserve</b>	0	0	(130,568)
<b>Cash Reserve Ending Balance</b>	1,825,743	0	1,825,743

**Number of Regulants**

Current Month	79,062
Previous Biennium-to-Date	72,693