

REAL ESTATE BOARD  
MINUTES OF MEETING

September 20, 2018

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

Steve Hoover, Chair  
Lee Odems, Vice-Chair  
Lynn Grimsley  
Sharon Johnson  
Ibrahim Moiz  
Libby Gatewood  
Margaret Davis  
Mayra Pineda  
Candice Bower

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

Jay DeBoer, Director  
Christine Martine, Executive Director  
Liz Hayes, Fair Housing Administrator  
Deanda Shelton, Assistant Fair Housing Administrator  
Jeffrey Williams, Board Administrator  
Jim Chapman, Board Administrator  
Emily Trent, Administrative Assistant  
Trudy Miller, Fair Housing Investigator  
Angela Keefe-Thomas, Fair Housing Investigator  
Karen Taylor, Fair Housing Investigator  
Lorraine Schroeder, Fair Housing Investigator

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

Mr. Hoover called the meeting to Order at 9:01 A.M.

**Call to Order**

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

**Agenda**

Pineda.

A motion was made by Ms. Grimsley and seconded by Mr. Odems to adopt the July 12, 2018, Fair Housing Sub-Committee Meeting and the July 12, 2018, Real Estate Board Meeting minutes. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz, Odems and Pineda.

There was no public comment.

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

In the matter of **Leander Ferebee, Sr. v. Franklin Johnston Group Management & Development LLC and Catalina Crossing, LP, File Number 2018-02844**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis. A motion was made by Ms. Grimsley and seconded by Ms. Johnson 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 Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz, Odems and Pineda.

In the matter of **Annette Bolling v. KRS Holdings, Inc., Praxis Properties, LLC, and James Bristol, FHB File Number 2018-02914**, a motion was made by Ms. Grimsley and seconded by Ms. Johnson to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz, Odems and Pineda.

In the matter of **File Number 2018-02994, Denise Dowdell**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. A motion was made by Ms. Johnson and seconded by Ms. Bower 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. Dowdell's application for a real

**Minutes**

**Public Comment**

**Fair Housing  
Administrator's  
Report**

**Leander Ferebee, Sr.  
v. Franklin Johnston  
Group Management  
& Development LLC  
and Catalina  
Crossing, LP, File  
Number 2018-02844**

**Annette Bolling v.  
KRS Holdings, Inc.,  
Praxis Properties,  
LLC, and James  
Bristol, FHB File  
Number 2018-02914**

**File Number 2018-  
02994, Denise  
Dowdell**

estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz, Odems and Pineda.

In the matter of **File Number 2018-02752, David Sheldon Clark, Sr.**, 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. David Sheldon Clark, Sr., applicant, was present and addressed the Board. A motion was made by Mr. Odems and seconded by Mr. Moiz to reject 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* instead approve Mr. Clark's application for a real estate salesperson's license subject to an agreement for licensure for a period of two years wherein Mr. Clark and his broker will provide quarterly reports to the Board. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz, Odems and Pineda.

**File Number 2018-02752, David Sheldon Clark, Sr.**

In the matter of **File Number 2018-02023, Darren Eugene Walker**, 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. Darren Eugene Walker, applicant, was present and addressed the Board. A motion was made by Ms. Bower and seconded by Ms. Gatewood 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. Walker's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz, Odems and Pineda.

**File Number 2018-02023, Darren Eugene Walker**

In the matter of **File Number 2018-02703, Donnie Dukes**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. A motion was made by Ms. Johnson and seconded by Ms. Grimsley to accept the recommendation contained in the Summary of the Informal

**File Number 2018-02703, Donnie Dukes**

Fact-Finding Conference (IFF) to deny Mr. Dukes' 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 the criteria contained in §54.1-204.B of the *Code of Virginia*, the Board determined it could not protect the health, safety and welfare of the public due to the nature and seriousness of the crimes, and the limited evidence of rehabilitation or rehabilitative effort and voted to deny the license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz, Odems and Pineda.

In the matter of **File Number 2018-02858, Jorge C. Mendez Chavez**, 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. Davis and seconded by Ms. Johnson to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) to deny Mr. Chavez'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 the criteria contained in §54.1-204.B of the *Code of Virginia*, the Board determined it could not protect the health, safety and welfare of the public due to the nature and seriousness of the crimes, and the limited evidence of rehabilitation or rehabilitative effort and voted to deny the license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz, Odems and Pineda.

**File Number 2018-02858, Jorge C. Mendez Chavez**

In the matter of **File Number 2018-02886, William Bryn Dodson**, 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. William Bryn Dodson, applicant, was present and addressed the Board. A motion was made by Ms. Gatewood and seconded by Ms. Johnson 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. Dodson's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz, Odems and

**File Number 2018-02886, William Bryn Dodson**

Pineda.

In the matter of **File Number 2019-00013, Brendan E. Williams, Sr.**, 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. Brendan E. Williams, Sr., applicant, was present and addressed the Board. A motion was made by Ms. Gatewood and seconded by Ms. Johnson 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. Williams' application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz, Odems and Pineda.

**File Number 2019-00013, Brendan E. Williams, Sr.**

In the matter of **File Number 2019-00022, Darimedrick K. Magee**, 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. Gatewood to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) to deny Mr. Magee'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 the criteria contained in §54.1-204.B of the *Code of Virginia*, the Board determined it could not protect the health, safety and welfare of the public due to the nature and seriousness of the crimes, the limited amount of time that has elapsed since his last involvement in the commission of a crime and the limited evidence of rehabilitation or rehabilitative effort and voted to deny the license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz, Odems and Pineda.

**File Number 2019-00022, Darimedrick K. Magee**

In the matter of **File Number 2019-00144, Gallimard Kamnang Kamtchouang**, 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. Gallimard Kamnang Kamtchouang, applicant, was

**File Number 2019-00144, Gallimard Kamnang Kamtchouang**

present and addressed the Board. A motion was made by Ms. Gatewood and seconded by Ms. Grimsley to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) to deny Mr. Kamtchouang'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 the criteria contained in §54.1-204.B of the *Code of Virginia*, the Board determined it could not protect the health, safety and welfare of the public due to the nature and seriousness of the crimes, the limited amount of time that has elapsed since his last involvement in the commission of a crime and the limited evidence of rehabilitation or rehabilitative effort and voted to deny the license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz, Odems and Pineda.

In the matter of **File Number 2019-00014, Matthew Taylor Highfill**, 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. Matthew Taylor Highfill, applicant, and Lawrence Marshall, II, attorney for the applicant, were present and addressed the Board. A motion was made by Ms. Grimsley and seconded by Ms. Johnson 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. Highfill's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz, Odems and Pineda.

**File Number 2019-00014, Matthew Taylor Highfill**

In the matter of **File Number 2019-02882, Eric Benjamin Tull**, 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. Eric Benjamin Tull, applicant, and Lawrence Marshall, II, attorney for the applicant, were present and addressed the Board. A motion was made by Ms. Grimsley and seconded by Mr. Moiz to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) to deny Mr. Tull's application for a real estate broker's license. The motion

**File Number 2019-02882, Eric Benjamin Tull**

failed. Members voting "Yes" were Hoover, Pineda and Moiz. Members voting "No" were Bower, Davis, Gatewood, Grimsley and Johnson. A motion was made by Ms. Grimsley and seconded by Ms. Bower to reject the recommendation contained in the Summary of the Informal Fact-Finding Conference and instead remand the case back for an IFF to obtain additional information. The motion passed by majority vote. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson and Pineda. Member voting "No" was Moiz.

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

In the matter of **File Number 2018-02045, Lucille Pamela Bosmans**, the Board reviewed the Consent Order as seen and agreed to by Ms. Bosmans. A motion was made by Ms. Johnson and seconded by Ms. Grimsley to accept the proposed Consent Order offer wherein Ms. Bosmans admits to a violation of §54.1-2131.A.4 (Count 1) of the *Code of Virginia*, and agrees to a monetary penalty of \$250.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$400.00. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz and Pineda.

**File Number 2018-02045, Lucille Pamela Bosmans**

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

In the matter of **File Number 2018-01904, Betty Jane Westerlund**, the Board reviewed the Consent Order as seen and agreed to by Ms. Westerlund. Betty Jane Westerlund, respondent, was present and addressed the Board. A motion was made by Ms. Grimsley and seconded by Ms. Davis to accept the proposed Consent Order offer wherein Ms. Westerlund admits to a violation of 18 VAC 135-20-190.D.1 (Count 1) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$300.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$450.00. In addition, for violation of Count 1, Westerlund 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

**File Number 2018-01904, Betty Jane Westerlund**

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 Bower, Davis, Grimsley, Hoover, Johnson, Moiz, Odems and Pineda.

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

In the matter of **File Number 2018-00168, Gerald A. Boutcher, t/a Jerry Boutcher**, 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. Odems and seconded by Ms. Johnson to accept a violation of 18 VAC 135-20-210 (Count 1) of the Board's 2008 Regulations and a violation of 18 VAC 135-20-155 (Count 2) of the Board's 2003 Regulations. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Hoover, Johnson, Moiz, Odems and Pineda.

**File Number 2018-00168, Gerald A. Boutcher, t/a Jerry Boutcher**

A motion was made by Mr. Odems and seconded by Ms. Johnson to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose a monetary penalty of \$2,500.00 for the violation contained in Count 1, and \$2,000.00 for the violation contained in Count 2, for a total of \$4,500.00. In addition, for the violations of Counts 1 and 2, license revocation. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Hoover, Johnson, Moiz, Odems and Pineda.

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

In the matter of **File Number 2018-03275, Gella Minie**, 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. Johnson and seconded by Mr. Odems to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to deny Ms. Minie's application for a

**File Number 2018-03275, Gella Minie**



real estate broker's license as she did not provide sufficient evidence that she has equivalent experience to that which is required therefore has not been actively engaged as a real estate salesperson and/or broker for 36 of the 48 months preceding her application. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Hoover, Johnson, Moiz, Odems and Pineda.

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

In the matter of **File Number 2018-00630, Jermaine Anthony Grimes, I., t/a Jermaine Grimes**, the Board reviewed the record which consisted of the Notice, the Report of Findings, including exhibits, and the Recommendation. A motion was made by Mr. Odems and seconded by Ms. Bower to accept a violation of 18 VAC 135-20-260.11.g (Count 1) of the Board's 2015 Regulations, and a violation of 18 VAC 135-20-250 (Count 2) of the Board's 2015 Regulations. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz, Odems and Pineda.

**File Number 2018-00630, Jermaine Anthony Grimes, I., t/a Jermaine Grimes**

A motion was made by Mr. Odems and seconded by Ms. Grimsley to impose a monetary penalty of \$500.00 for the violation contained in Count 1, \$2,050.00 for the violation contained in Count 2, for a total of \$2,550.00. The Board also imposes the following sanction: for the violation of Count 1, Grimes shall be placed on probation 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, Grimes shall provide evidence acceptable to the Board that he has successfully completed the course(s) within six (6) months of the effective date of the Order. The above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license. For violation of Count 2, the Board imposes license revocation. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz, Odems and Pineda.

In the matter of **File Number 2018-01067, Anne Marie N. Burroughs, t/a Anne Marie Burroughs**, the Board reviewed

**File Number 2018-01067, Anne Marie**

the record which consisted of the Notice, the Report of Findings, including exhibits, and the Recommendation. A motion was made by Mr. Odems and seconded by Ms. Grimsley to accept a violation of 18 VAC 135-20-220.A.2 (Count 1) of the Board's 2015 Regulations, and a violation of 18 VAC 135-20-260.11.g (Count 2) of the Board's 2015 Regulations. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz, Odems and Pineda.

A motion was made by Mr. Odems and seconded by Ms. Bower to impose a monetary penalty of \$300.00 for the violation contained in Count 1, \$500.00 for the violation contained in Count 2, for a total of \$800.00. The Board also imposes the following sanction: for the violation of Count 1, Burroughs shall be placed on probation and required to complete four (4) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts. In addition, for the violation of Count 2, Burroughs shall be placed on probation 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, Burroughs shall provide evidence acceptable to the Board that she has successfully completed the course(s) within six (6) months of the effective date of the Order. The above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz, Odems and Pineda.

In the matter of **File Number 2018-01898, Shari Jane Knowles**, the Board reviewed the Consent Order as seen and agreed to by Ms. Knowles. A motion was made by Ms. Grimsley and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Ms. Knowles admits to a violation of 18 VAC 135-20-260.5 (Count 1) of the Board's 2003 Regulations, a violation of 18 VAC 135-20-260.1 (Count 2) of the Board's 2015 Regulations, and a violation of 18 VAC 135-20-260.6 (Count 3) of the Board's 2003, and agrees to a monetary penalty of \$150.00 for the violation contained in Count 3, as well as \$150.00 in Board costs, for a total of \$300.00. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson,

**N. Burroughs, t/a  
Anne Marie  
Burroughs**

**File Number 2018-  
01898, Shari Jane  
Knowles**

Moiz, Odems and Pineda.

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

In the matter of **File Number 2018-02155, Cynthia P. Oliver**, the Board reviewed the Consent Order as seen and agreed to by Ms. Oliver. A motion was made by Ms. Grimsley and seconded by Ms. Davis to accept the proposed Consent Order offer wherein Ms. Oliver admits to a violation of 18 VAC 135-20-260.6 (Count 1) of the Board's 2015 Regulations, and agrees to \$150.00 in Board costs, for a total of \$150.00. Further, for violation of Count 1, Oliver agrees to a one (1) year probation of her license as of the effective date of the Order. During the one (1) year probation, Oliver agrees to comply with the regulations of the Real Estate Board; and to provide to the Board, on a semi-annual basis and in a form acceptable to the Board, a written statement from Oliver that she is in compliance with the regulations of the Real Estate Board. If Oliver violates any terms of the probation, her license may be revoked, pending review by the Board. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson, Moiz, Odems and Pineda.

**File Number 2018-02155, Cynthia P. Oliver**

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

In the matter of **File Number 2018-00595, Samuel Derek O'Neill**, the Board reviewed the Consent Order as seen and agreed to by Mr. O'Neill. A motion was made by Ms. Johnson and seconded by Ms. Grimsley to accept the proposed Consent Order offer wherein Mr. O'Neill 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 135-20-260.12.h (Count 2) of the Board's 2015 Regulations, and a violation of 18 VAC 135-20-310.2 (Count 3) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$500.00 for the violation contained in Count 1, \$850.00 for the violation contained in Count 2, and \$700.00 for the violation contained in Count 3, as well as \$150.00 in Board costs, for a total of \$2,200.00. In addition, for the violation of Count 1, O'Neill 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)

**File Number 2018-00595, Samuel Derek O'Neill**

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 Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz, Odems and Pineda.

In the matter of **File Number 2018-00839, Kathleen Thompson**, the Board reviewed the Consent Order as seen and agreed to by Ms. Thompson. A motion was made by Mr. Odems and seconded by Ms. Gatewood to accept the proposed Consent Order offer wherein Ms. Thompson 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 \$150.00 in Board costs, for a total of \$650.00. In addition, for violation of Count 1, Thompson 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 twelve (12) 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 Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz, Odems and Pineda.

**File Number 2018-00839, Kathleen Thompson**

In the matter of **File Number 2018-01190, Anne Boles Hall, t/a Anne Hall**, the Board reviewed the Consent Order as seen and agreed to by Ms. Hall. A motion was made by Ms. Davis and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Ms. Hall admits to a violation of 18 VAC 135-20-260.11.1 (Count 1) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$1,500.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$1,650.00. In addition, for violation of Count 1, Hall 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

**File Number 2018-01190, Anne Boles Hall, t/a Anne Hall**

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 by majority vote. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Moiz, Odems and Pineda. Member voting "No" was Johnson.

In the matter of **File Number 2018-01381, Peter Eric Janson**, the Board reviewed the Consent Order as seen and agreed to by Mr. Janson. A motion was made by Ms. Gatewood and seconded by Ms. Grimsley to accept the proposed Consent Order offer wherein Mr. Janson admits to a violation of 18 VAC 135-20-185.B (Count 1) of the Board's 2015 Regulations, and a violation of 18 VAC 135-20-165.4 (Count 2) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$1,000.00 for the violation contained in Count 1, \$750.00 for the violation contained in Count 2, as well as \$150.00 in Board costs, for a total of \$1,900.00. In addition, for violation of Count 2, Janson agrees to complete at least eight (8) classroom hours of Board-approved continuing education pertaining to Broker Management and Supervision and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Moiz, Odems and Pineda. Ms. Johnson abstained from voting in this matter.

**File Number 2018-01381, Peter Eric Janson**

In the matter of **File Number 2018-01383, Thomas Michael Kenny t/a T M Kenny**, the Board reviewed the Consent Order as seen and agreed to by Mr. Kenny. A motion was made by Ms. Grimsley and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Mr. Kenny admits to a violation of 18 VAC 135-20-260.11.i (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 2015 Regulations, and agrees to a monetary penalty of \$1,750.00 for the violation contained in Count 1, and \$1,500.00 for the violation contained in Count 2, as well as \$150.00 in Board costs, for a total of \$3,400.00. The Board shall waive imposition of the \$1,750.00 monetary penalty for Count 1 noting that Kenny

**File Number 2018-01383, Thomas Michael Kenny t/a T M Kenny**

signed a Consent Order in 2017-00528 for a previous violation of 18 VAC 50-22-260.11.i. In addition, for violation of Count 1, Kenny agrees to complete at least four (4) classroom hours of Board-approved continuing education pertaining to Ethics and Standards of Conduct and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed by majority vote. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Moiz, Odems and Pineda. Member voting "No" was Johnson.

In the matter of **File Number 2018-01470, April Macshel Winston, t/a April Winston**, the Board reviewed the Consent Order as seen and agreed to by Ms. Winston. A motion was made by Mr. Odems and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Ms. Winston admits to a violation of §54.1-2137.B (Count 1) of the *Code of Virginia*, and 18 VAC 135-20-220.A.3 (Count 2) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$300.00 for the violation of Count 1, \$650.00 for the violation of Count 2, as well as \$150.00 in Board costs, for a total of \$1,100.00. In addition, for violation of Count 1, Winston agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts and for violation of Count 2, Winston agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Real Estate Agency 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 Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz, Odems and Pineda.

**File Number 2018-01470, April Macshel Winston, t/a April Winston**

In the matter of **File Number 2018-01669, Linda W. Budd**, the Board reviewed the Consent Order as seen and agreed to by Ms. Budd. A motion was made by Mr. Moiz and seconded by Ms. Davis to accept the proposed Consent Order offer

**File Number 2018-01669, Linda W. Budd**

wherein Ms. Budd admits to a violation of 18 VAC 135-20-300.2 (Count 1) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$1,100.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$1,250.00. In addition, for violation of Count 1, Budd 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 Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz, Odems and Pineda.

In the matter of **File Number 2018-02035, Alicia Daniell Boggs, t/a Daniell Boggs**, the Board reviewed the Consent Order as seen and agreed to by Ms. Boggs. A motion was made by Ms. Grimsley and seconded by Ms. Gatewood to accept the proposed Consent Order offer wherein Ms. Boggs admits to a violation of 18 VAC 135-20-260.11.i (Count 1) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$1,750.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$1,900.00. In addition, for violation of Count 1, Boggs agrees to complete at least two (2) classroom hours of Board-approved continuing education pertaining to Real Estate Agency 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 Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz, Odems and Pineda.

**File Number 2018-02035, Alicia Daniell Boggs, t/a Daniell Boggs**

In the matter of **File Number 2018-02672, Shameka Nicole Washington**, the Board reviewed the Consent Order as seen and agreed to by Ms. Washington. Shameka Nicole Washington, respondent, was present and addressed the Board. A motion was made by Ms. Davis and seconded by Ms.

**File Number 2018-02672, Shameka Nicole Washington**

Gatewood to accept the proposed Consent Order offer wherein Ms. Washington admits to a violation of 18 VAC 135-20-260.11.g (Count 1) of the Board's 2015 Regulations, and a violation of 18 VAC 135-20-310.2 (Count 2) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$500.00 for the violation contained in Count 1, \$650.00 for the violation contained in Count 2, as well as \$150.00 in Board costs, for a total of \$1,300.00. In addition, for violation of Counts 1 and 2, Washington agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz, Odems and Pineda.

A motion was made by Ms. Johnson and seconded by Ms. Davis to approve payment in the amount of \$21,980.83 to Kaufman & Canoles, attorneys at law, for legal services provided for receivership in VA Real Estate Board v. The Rental Group I, LLC t/a The Rental (CL 14000461-00). The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz, Odems and Pineda.

#### **Administrative Issues**

A motion was made by Ms. Johnson and seconded by Ms. Grimsley to adopt the following resolution to honor the years of dedicated service by a former Board Member to the Board:

#### **Resolutions**

### **RESOLUTION IN HONOR OF**

**Joseph K. Funkhouser, II**

WHEREAS, **Joseph K. Funkhouser, II**, has faithfully and diligently served as a member of the Real Estate Board since 2010; and

WHEREAS, **Joseph K. Funkhouser, II**, has devoted generously of his time, talent and leadership to the Board; and



WHEREAS, **Joseph K. Funkhouser, II**, 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 twentieth day of September, 2018 that **Joseph K. Funkhouser, II** be given all honors and respect due him for his outstanding service to the Commonwealth and its citizens and the Real Estate Board; and

BE IT FURTHER RESOLVED, that this Resolution be presented to him and be made a part of the official minutes of the Board so that all may know of the high regard in which he is held.

The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz, Odems and Pineda.

A motion was made by Ms. Johnson and seconded by Ms. Davis to adopt the following resolution to honor the years of dedicated service by a former Board Member to the Board:

**Resolution**

**RESOLUTION IN HONOR OF**

**Sandra W. Ferebee**

WHEREAS, **Sandra W. Ferebee**, has faithfully and diligently served as a member of the Real Estate Board since 2010; and

WHEREAS, **Sandra W. Ferebee**, has devoted generously of her time, talent and leadership to the Board; and

WHEREAS, **Sandra W. Ferebee**, 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 twentieth day of September, 2018 that **Sandra W. Ferebee** 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 Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz, Odems and Pineda.

The Board reviewed the report from the September 19, 2018, Real Estate Board Education Committee meeting. A motion was made by Ms. Grimsley and seconded by Ms. Davis to accept the Education Committee meeting report. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz, Odems and Pineda.


**Education**

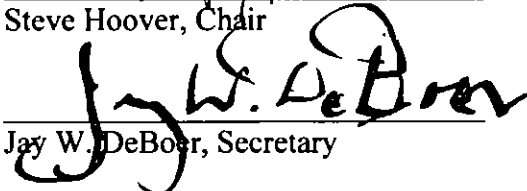
Ms. Martine discussed the letter sent by the Board to all brokers regarding key concerns including disclosure forms, continuing education carryover and commissions to licensees. No action was taken by the Board.

**Old Business**

There being no further business, the Board adjourned at 10:16 A.M.

**Adjourn**

  
\_\_\_\_\_  
Steve Hoover, Chair

  
\_\_\_\_\_  
Jay W. DeBoer, Secretary

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

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

1. Name: Margaret D. Davis  
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board  
(Name of Board)
4. Meeting/IFF Date: September 20, 2018  
(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

9/20/18  
Date

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

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

1. Name: Ibrahim A. Moiz  
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board  
(Name of Board)
4. Meeting/IFF Date: September 20, 2018  
(Date)

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

N/A  
(Agenda Item)

Nature of Personal Interest Affected by Transaction: N/A

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

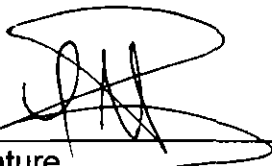
\_\_\_\_\_

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

9/20/18  
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: September 20, 2018  
(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:

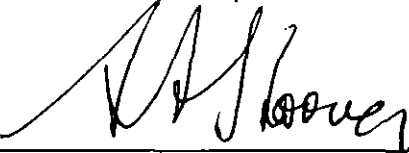
\_\_\_\_\_

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

9/20/2018  
Date

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

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

1. Name: Libby Gatewood  
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board  
(Name of Board)
4. Meeting/IFF Date: September 20, 2018  
(Date)

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

\_\_\_\_\_  
(Agenda Item)

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

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

\_\_\_\_\_

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

or

I did not participate in the transaction.

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

Libby Gatewood  
Signature

9/20/18  
Date

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

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

1. Name: Lynn G. Grimsley  
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board  
(Name of Board)
4. Meeting/IFF Date: September 20, 2018  
(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

9/20/18  
Date

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

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

1. Name: Mayra Pineda  
(Name of Board Member)

2. Title: Board Member

3. Agency: Real Estate Board  
(Name of Board)

4. Meeting/IFF Date: September 20, 2018  
(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:

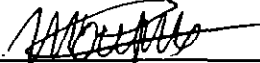
\_\_\_\_\_

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

09/20/18  
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: September 20, 2018  
(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

9/20/2018  
Date

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

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

1. Name: Candice Bower  
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board  
(Name of Board)
4. Meeting/IFF Date: September 20, 2018  
(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.

Candice Bower  
Signature

9/20/18  
Date