

**REAL ESTATE BOARD**

**TENTATIVE AGENDA**

**Thursday, September 15, 2022 - 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. July 21, 2022, Real Estate Board Meeting
  - B. July 21, 2022, Fair Housing Sub-Committee Meeting

**III. PUBLIC COMMENT PERIOD \*\***

**IV. FAIR HOUSING REPORTS**

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

**V. FAIR HOUSING CASES**

1. Alicia King v. Van Metre Residential Management LLC and 621 N. Payne Street LLC  
REB File Number: 2021-02198  
HUD File Number: 03-21-8301-8
2. Michelle D. Williams v. Mallard Cove Chesterfield LLC, Amurcon Realty Company and Liz Rodriquez  
REB File Number: 2021-02214  
HUD File Number: 03-21-8703-8  
*Attending: Jonathan Sumrell, attorney for the respondents*
3. Kathy and Thomas Rector v. Villas on Shady Banks Condominium Unit Owners Association, Inc. and A & S Realty, Inc.  
REB File Number: 2022-01004  
HUD File Number: 03-22-9891-8
4. Tashawna Jackson v. North End Realty Group, Inc., DBA Rent 757, Jason Houser and Darien Stacks  
REB File Number: 2021-02637  
HUD File Number: 03-21-9062-8

5. Jo-Vel Jernigan v. Franklin Johnston Group Management & Development LLC and Quill Apartments, LC  
REB File Number: 2021-02405  
HUD File Number: PENDING
6. Latrice Hicks v. Katlin Pepin, Summit Apartments Development, LLC and Dodson Property Management, LLC  
REB File Number: 2022-00910  
HUD File Number: 03-22-0652-8
7. Judith Rossy v. 861 Ocean View Avenue, LLC, Lynnhaven anagement, LLC aAnd Shannon James  
REB File Number: 2022-02338  
HUD File Number: 03-22-1278-8  
{Conciliation: Disability}
8. Raphael Merchant and Eric Jones v. RRI Apartments I, LLC and PRG Real Estate Management, Inc.  
REB File Number: 2022-00822  
HUD File Number: 03-22-9710-8  
{Conciliation: Race}
9. Jainesia Coleman and Kaleeb Lee v. Aimee Bradley, Sherry Jo Louka, Flipping Pages, Inc., Hometown Realty Services, Inc., and Allegiance Property Management, LLC  
REB File Number: 2022-01916  
HUD File Number: 03-22-1769-8  
{Conciliation: Disability}
10. Renard Costella Miller, Jr. and Ayana Miller, deceased v. Old Point National Bank, Lisa Cafferty, and Amber Rice  
REB File Number: 2022-00778  
HUD File Number: 03-22-0199-8  
{Conciliation: Race}

## VI. REAL ESTATE CASES

1. File Number 2022-01264 – Daryl Philmore Artis  
IFF by Eldridge – Licensing  
***Attending: Daryl Philmore Artis, applicant***
2. File Number 2021-02600 – James Tedeschi  
IFF by Eldridge – Licensing
3. File Number 2022-00914 – Lillianne Strickland  
IFF by Eldridge – Licensing
4. File Number 2022-01273 – Amber Patterson  
IFF by Eldridge – Licensing

5. File Number 2022-02059 – Terrell Lamont Booker  
IFF by Eldridge – Licensing
6. File Number 2022-00450 – Kenneth Khoaphong Nguyen  
IFF by Eldridge – Licensing
7. File Number 2022-01262 – Imran A. Altaf  
IFF by Eldridge – Licensing
8. File Number 2022-01272 – Rudy Fernandez  
IFF by Eldridge – Licensing
9. File Number 2022-01260 – Joeralyn Johnson  
IFF by Eldridge – Licensing
10. File Number 2022-01275 – Christopher Carl Spillman  
IFF by Eldridge – Licensing
11. File Number 2022-01680 – Craig J. Danner, Sr.  
IFF by Eldridge – Licensing
12. File Number 2022-01266 – DaShawn Darnell Ford  
IFF by Eldridge – Licensing
13. File Number 2022-01269 – Cal Estrozion Kee, III  
IFF by Eldridge – Licensing
14. File Number 2022-00918 – Cheryl Williams Peacock  
IFF by Eldridge – Licensing
15. File Number 2022-00466 – Timothy S. Johnson, Jr.  
IFF by Jones – Disciplinary
16. File Number 2021-02842 – Anna Paduhovich  
IFF by Pineda & Jones – Disciplinary
17. File Number 2022-00038 – Labraysha Brickhouse  
IFF by Perry & Piland – Disciplinary
18. File Number 2022-00158 – Stephen Michael Fox  
IFF by Piland & Funkhouser – Disciplinary
19. File Number 2019-01951 – Joshua Brian Romano  
Prima Facie – Disciplinary
20. File Number 2022-01214 – Matthew Phillippe Jarreau  
Prima Facie – Disciplinary

21. File Number 2022-01922 – Amy Lynn Bonicoro  
Pre-IFF Consent Order – Disciplinary
22. File Number 2022-01873 – Susan Wingo  
Pre-IFF Consent Order – Disciplinary
23. File Number 2022-01733 – Sarah McFadden  
Pre-IFF Consent Order – Disciplinary
24. File Number 2022-01628 – Conrad Mendoza  
Pre-IFF Consent Order – Disciplinary
25. File Number 2022-01607 – Maija Liisa Jano  
Pre-IFF Consent Order – Disciplinary

## **VII. ADMINISTRATIVE ISSUES**

- Board Financial Statement

## **VIII. EDUCATION**

- September 14, 2022, Education Committee Report

## **IX. OLD BUSINESS**

## **X. NEW BUSINESS**

## **XI. ADJOURNMENT**

### **NEXT MEETING SCHEDULED FOR THURSDAY, NOVEMBER 17, 2022**

\*\* 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 FAIR HOUSING SUB-COMMITTEE  
MEETING MINUTES**

**July 21, 2022**

On Thursday, July 21, 2022 at 9:48 a.m., the Real Estate Board Fair Housing sub-committee met at the Department of Professional and Occupational Regulation. Board members Maggie Davis and Joseph “Kemper” Funkhouser attended on behalf of the Real Estate Board. Deanda Shelton, Angela Keefe-Thomas, Loraine Schroeder and Trudy Miller attended on behalf of the Fair Housing Office.

The meeting was called to order at approximately 9:48 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 9:49 a.m.

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Sharon Johnson, Chair

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Demetrios J. Melis, Secretary

DRAFT AGENDA  
Materials contained herein are proposed topics for discussion and are not to be construed as regulation or official Board position.  
DRAFT AGENDA

REAL ESTATE BOARD  
MINUTES OF MEETING

July 21 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:

Margaret Davis  
Kemper Funkhouser  
David Perry  
Catina Jones  
Cavelle Mollineaux  
Nan Piland  
Anna Thronson

Board members absent from the meeting: Sharon Johnson and Ibrahim Moiz

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

Demetrios J. Melis, Director  
Christine Martine, Executive Director  
Deanda Shelton, Assistant Fair Housing Administrator  
Trudy Miller, Fair Housing Investigator  
Loraine Schroeder, Fair Housing Investigator  
Amy Goobic, Executive Assistant

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

In the absence of the Board Chair and Vice-Chair, Ms. Davis presided as Chair. Ms. Davis called the meeting to Order at 10:11 A.M.

**Call to Order**

Ms. Davis welcomed and introduced new Board members, Anna Thronson and Cavelle Mollineaux.

**Welcome &  
Introduction of New  
Board Members**

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

**Agenda**

A motion was made by Mr. Perry and seconded by Mr. Funkhouser to adopt the May 19, 2022, Real Estate Board Meeting minutes and the May 19, 2022 Fair Housing Sub-Committee minutes. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Jones, Mollineaux, Perry, Piland and Thronson.

There was no public comment.

Deanda Shelton, Assistant Fair Housing Administrator, 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 **Valerie Barracato and Margarita Narveez v. Hometown Realty, Teresa McDowell & Heather Williams REB File #2020-01834**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis. Christopher Habenicht, attorney for the respondent, was present to address the Board. A motion was made by Mr. Funkhouser and seconded by Ms. Jones to find no reasonable cause the respondents discriminated against the complainants by offering discriminatory terms and conditions or by refusing to rent based upon disability. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Jones, Mollineaux, Perry, Piland and Thronson.

In the matter of **Beth Venuto v. Remington Limited Partnership and Franklin Johnston Group Management REB File #2020-02518**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis. Trudy Miller, Investigator, read a statement from the complainant. Robert Harris, attorney for the respondent, was present to address the Board. A motion was made by Mr. Funkhouser and seconded by Ms. Piland to find no reasonable cause the respondents discriminated against the complainant by offering discriminatory terms and conditions, and by failing to make a reasonable accommodation based upon disability. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Jones, Mollineaux, Perry, Piland and Thronson.

## Minutes

## Public Comment

## Fair Housing Reports

## Litigation Update

**Valerie Barracato and Margarita Narveez v. Hometown Realty, Teresa McDowell & Heather Williams REB File #2020-01834**

**Beth Venuto v. Remington Limited Partnership and Franklin Johnston Group Management REB File #2020-02518**

DRAFT AGENDA  
Materials contained in this agenda are proposed for discussion at the next meeting. This agenda is not to be construed as an official Board position.

In the matter of **Rhonda D. Hickman v. Urban Development Associates, LLC and Monroe Properties, LLC REB File 2021-02360**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis. Trudy Miller, Investigator, read a statement from the complainant. A motion was made by Mr. Funkhouser and seconded by Ms. Piland to find no reasonable cause the respondents discriminated against the complainant by offering discriminatory terms and conditions based upon race. The motion passed unanimously. Members voting “Yes” were Davis, Funkhouser, Jones, Mollineaux, Perry, Piland and Thronson.

**Rhonda D. Hickman  
v. Urban  
Development  
Associates, LLC &  
Monroe Properties,  
LLC  
REB File #2021-  
02360**

In the matter of **Avis Ambers v. Franklin Johnston Group Management & Development LLC, and Remington Place, LP REB File #2021-02684**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis. A motion was made by Mr. Funkhouser and seconded by Ms. Piland to find no reasonable cause the respondents discriminated against the complainants by refusing to rent or otherwise making housing unavailable, by imposing discriminatory terms and conditions or by failing to make a reasonable accommodation based upon disability. The motion passed unanimously. Members voting “Yes” were Davis, Funkhouser, Jones, Mollineaux, Perry, Piland and Thronson.

**Avis Ambers v.  
Franklin Johnston  
Group Management  
& Development LLC,  
and Remington  
Place, LP  
REB File #2021-  
02684**

In the matter of **Alicia Diamond McClain v. Shawanda Williams, Lynda Shackelford, Chesapeake Investment Company, LLC and Larrymore Organization, Inc. REB File #2022-00051**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis. A motion was made by Mr. Funkhouser and seconded by Ms. Piland to find no reasonable cause the respondents discriminated against the complainant by making housing unavailable, by retaliating against her or by refusing to make a reasonable accommodation based upon disability. The motion passed unanimously. Members voting “Yes” were Davis, Funkhouser, Jones, Mollineaux, Perry, Piland and Thronson.

**Alicia Diamond  
McClain v.  
Shawanda Williams,  
Lynda Shackelford,  
Chesapeake  
Investment  
Company, LLC and  
Larrymore  
Organization, Inc.  
REB File #2022-  
00051**

In the matter of **Zaria J’ernee Connolly v. Samantha Frankie Charles and Absolute Investment Group, LLC REB File #2022-00213**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis. A motion was made by Mr. Funkhouser and seconded by Ms. Jones to find no reasonable cause the respondents discriminated against the complainant by offering discriminatory terms and

**Zaria J’ernee  
Connolly v.  
Samantha Frankie  
Charles and Absolute  
Investment Group,  
LLC  
REB File #2022-**



conditions, by refusing to make a reasonable accommodation, by making discriminatory statements, or by retaliating against, harassing, intimidating or coercing, based on race or disability. The motion passed unanimously. Members voting “Yes” were Davis, Funkhouser, Jones, Mollineaux, Perry, Piland and Thronson.

**00213**

In the matter of **Jackia Mattox v. Carlton Jackson, Citizens Realty, Inc. and Investors Real Estate Holdings, Inc. REB File #2022-00376**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis. A motion was made by Mr. Funkhouser and seconded by Ms. Piland to find no reasonable cause the respondents discriminated against the complainant by offering her discriminatory terms and conditions, or by making discriminatory statements based on source of funds. The motion passed unanimously. Members voting “Yes” were Davis, Funkhouser, Jones, Mollineaux, Perry, Piland and Thronson.

**Jackia Mattox v.  
Carlton Jackson,  
Citizens Realty, Inc.  
and Investors Real  
Estate Holdings, Inc.  
REB File #2022-  
00376**

In the matter of **Lawrence Veasley v. Naver Realty Inc., Jae Sun Park, Michael U. Park, Michelle M. Park and Park Living Trust REB File #2022-00726**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis. A motion was made by Mr. Funkhouser and seconded by Ms. Piland to find no reasonable cause the respondents discriminated against the complainant by offering discriminatory terms and conditions, by refusing to rent or by making, printing or publishing a discriminatory statement based on race. The motion passed unanimously. Members voting “Yes” were Davis, Funkhouser, Jones, Mollineaux, Perry, Piland and Thronson.

**Lawrence Veasley v.  
Naver Realty Inc.,  
Jae Sun Park,  
Michael U. Park,  
Michelle M. Park  
and Park Living  
Trust REB File  
#2022-00726**

In the matter of **Carolyn Thompson v. Kelly Oakes and Wilkins & Co. Realty, Inc. REB File #2022-01091**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis. A motion was made by Mr. Funkhouser and seconded by Ms. Piland to find no reasonable cause the respondents discriminated against the complainant by refusing to sell based on race. The motion passed unanimously. Members voting “Yes” were Davis, Funkhouser, Jones, Mollineaux, Perry, Piland and Thronson.

**Carolyn Thompson  
v. Kelly Oakes and  
Wilkins & Co.  
Realty, Inc.  
REB File #2022-  
01091**

In the matter of **File Number 2022-00128, Ashley Lea Lewis**, 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. Ashley Lea Lewis, applicant was present and addressed the Board. A motion was made by Mr. Funkhouser and seconded by Ms. Piland 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. Lewis' application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Jones, Mollineaux, Perry, Piland and Thronson.

**File Number 2022-00128, Ashley Lea Lewis**

In the matter of **File Number 2022-01270, Demetria Sinel Brown**, 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. Piland 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. Brown's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Jones, Mollineaux, Perry, Piland and Thronson.

**File Number 2022-01270, Demetria Sinel Brown**

In the matter of **File Number 2022-00192, Quarmeica Yanaka Kiombrae Scott**, 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. Piland 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. Brown's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Jones, Perry, Piland and Thronson. Mr. Mollineaux recused himself for the discussion and vote due to a potential conflict of interest.

**File Number 2022-00192, Quarmeica Yanaka Kiombrae Scott**

In the matter of **File Number 2022-00207, Kimerly Ann Crawford**, the Board reviewed the record which consisted of the application file, transcript, exhibits from the Informal Fact-

**File Number 2022-00207, Kimerly Ann Crawford**

Finding Conference, and the Summary of the Informal Fact-Finding Conference. A motion was made by Mr. Funkhouser and seconded by Ms. Piland 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. Crawford's application for a real estate salesperson's license. After reviewing the facts and the nature of the crimes, the Board felt it could not protect the health, safety, and welfare of the public and agreed it would be negligent to grant a license. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Jones, Mollineaux, Perry, Piland and Thronson.

In the matter of **File Number 2022-00207, Broderick Nathaniel Hicklen**, 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. Broderick Nathaniel Hicklen, applicant was present and addressed the Board. A motion was made by Mr. Funkhouser and seconded by Ms. Jones 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. Hicklen's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Jones, Mollineaux, Perry, Piland and Thronson.

**File Number 2022-00207, Broderick Nathaniel Hicklen**

In the matter of **File Number 2022-00919, Christopher Stephenson Swartz**, 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. Piland 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 Mr. Swartz's application for a real estate salesperson's license based upon the Agency record and for the reasons outlined in the Summary. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Jones, Mollineaux, Perry, Piland and Thronson.

**File Number 2022-00919, Christopher Stephenson Swartz**

In the matter of **File Number 2022-00096, Jose Atilio Cruz Melendez**, the Board reviewed the record which consisted of the

**File Number 2022-00096, Jose Atilio**

application file, transcript, exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference. Jose Atilio Cruz Melendez, applicant was present and addressed the Board. A motion was made by Mr. Funkhouser and seconded by Ms. Piland 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. Melendez's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Jones, Mollineaux, Perry, Piland and Thronson.

**Cruz Melendez**

In the matter of **File Number 2022-01261, Aaron Joseph Turner**, 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. Aaron Joseph Turner, applicant was present and addressed the Board. A motion was made by Mr. Funkhouser and seconded by Ms. Piland 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. Turner's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Jones, Mollineaux, Perry, Piland and Thronson.

**File Number 2022-01261, Aaron Joseph Turner**

In the matter of **File Number 2022-00915, Belinda Michelle Dean**, 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. Belinda Michelle Dean, applicant was present and addressed the Board. A motion was made by Mr. Funkhouser and seconded by Ms. Piland 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. Dean's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Jones, Mollineaux, Perry, Piland and Thronson.

**File Number 2022-00915, Belinda Michelle Dean**

In the matter of **File Number 2021-02706, Tufail M. Mirza**, 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

**File Number 2021-02706, Tufail M. Mirza**

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and seconded by Ms. Piland 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 Mr. Mirza's application for a real estate salesperson's license based upon the Agency record and for the reasons outlined in the Summary. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Jones, Mollineaux, Perry, Piland and Thronson.

In the matter of **File Number 2022-01265, Marquita Holloway**, 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. Marquita Holloway, applicant was present and addressed the Board. A motion was made by Mr. Funkhouser and seconded by Ms. Piland 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. Holloway's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Jones, Perry, Piland and Thronson. Mr. Mollineaux recused himself for the discussion and vote due to a potential conflict of interest.

**File Number 2022-01265, Marquita Holloway**

In the matter of **File Number 2022-00913, Karen Stanley**, 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. Karen Stanley, applicant and Linda Duke, IFF participant, were present and addressed the Board. A motion was made by Mr. Funkhouser and seconded by Ms. Piland 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. Stanley's application for a real estate salesperson's license subject to a one year Agreement for Licensure wherein Ms. Stanley and her broker will provide quarterly reports to the Board. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Jones, Mollineaux, Perry, Piland and Thronson.

**File Number 2022-00913, Karen Stanley**

In the matter of **File Number 2022-00916, Christian Lanoue** the Board reviewed the record which consisted of the application

**File Number 2022-00916, Christian**

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. Piland 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. Lanoue's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Jones, Mollineaux, Perry, Piland and Thronson.

**Lanoue**

In the matter of **File Number 2021-02711, Byung Jik Kim**, 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. Piland to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the information contained in the record, approve Mr. Kim's application for a real estate broker's license, conditioned on completion of three hours of continuing education in Ethics and Standards of Conduct, and three hours of post-licensing education in Escrow Requirements. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Jones, Mollineaux, Perry, Piland and Thronson.

**File Number 2021-02711, Byung Jik Kim**

In the matter of **File Number 2022-01837, Bradford Craig Wilcox**, 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. Mr. Wilcox was present and addressed the Board. A motion was made by Mr. Funkhouser and seconded by Ms. Piland to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the information contained in the record, approve Mr. Wilcox's application for a real estate broker's license, conditioned on completion of three hours of continuing education in Ethics and Standards of Conduct, and one hour in Contract Writing. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Jones, Mollineaux, Piland and Thronson.

**File Number 2022-01837, Bradford Craig Wilcox**

As the presiding Board members, Mr. Perry was not present for the discussion or vote.

**File Number 2021-01516, William Wu**

In the matter of **File Number 2021-01516, William Wu**, 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 Ms. Piland and seconded by Mr. Funkhouser to find a violation of 18 VAC 135-20-280.2 (Count 1) of the Board's 2015 Regulations, a violation of 18 VAC 135-20-260.11.m (Count 3) of the Board's 2015 Regulations, and a violation of 18 VAC 135-20-270.3 (Count 4) of the Board's 2015 Regulations. Count 2 was closed with a finding of no violation of regulation 18 VAC 135-20-300.9 of the Board's 2015 Regulations. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Jones, Mollineaux, Piland and Thronson.

A motion was made by Ms. Piland 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 \$1,300.00 for the violation in Count 1, \$950.00 for the violation in Count 3, and \$1,350.00 for the violation contained in Count 4, for a total of \$3,600.00. The Board also imposes the following sanctions for the violations in Counts 1, 3 and 4, Wu's license is placed on probation for a period of six (6) months. The terms of the probation shall be:

- Complete six (6) classroom hours of Board-approved post-license education in Real Estate Law and Regulations;
- Complete six (6) classroom hours of Board-approved continuing education in Property Management;

Further, Wu shall provide evidence acceptable to the Board that Wu 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 requirement, if applicable, for renewal, reinstatement, or activation of a license. As to Count 2, the Board closed that aspect of the file with a finding of no violation. The motion passed unanimously. Members voting "Yes" were Members voting "Yes" were Davis, Funkhouser, Jones, Mollineaux, Piland and Thronson.

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

In the matter of **File Number 2021-02350, Greg Ford**, 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. Greg Ford, respondent, was present and addressed the Board. A motion was made by Ms. Piland and seconded by Mr. Funkhouser to find a violation of §54.1-2137.B of the *Code of Virginia* (Count 1), and a violation of 18 VAC 135-20-300.10 (Count 2) of the Board's 2015 Regulations. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Jones, Mollineaux, Piland and Thronson.

**File Number 2021-02350, Greg Ford**

A motion was made by Ms. Piland 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 \$350.00 for the violation in Count 1, and \$1,000.00 for the violation in Count 2, for a total of \$1,350.00. The Board also imposes the following sanctions for the violations in Counts 1, and 2, Ford's license is placed on probation for a period of six (6) months. The terms of the probation shall be:

- Complete six (6) classroom hours of Board-approved post-license education pertaining to Contract Writing;
- Complete three (3) classroom hours of Board-approved post-license education related to Agency Law;

Further, Ford 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 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, Jones, Mollineaux, Piland and Thronson.

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

In the matter of **File Number 2021-02499, Carol Hymon dba Carol Howard**, the Board reviewed the record which consisted of the investigative file, transcript, and exhibits from the

**File Number 2021-02499, Carol Hymon dba Carol Howard**



Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. A motion was made by Ms. Piland and seconded by Mr. Funkhouser to find a violation of 18 VAC 135-20-260.12.c (Count 1) of the Board's 2015 Regulations (three violations), and a violation of 18 VAC 135-20-260.12.a (Count 2) of the Board's 2015 Regulations. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Jones, Mollineaux, Piland and Thronson.

A motion was made by Ms. Piland 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 \$5,700.00 for the violations in Count 1 (\$1,850.00 each for two violations, \$2,000.00 for one violation), and \$2,100.00 for the violation in Count 2, for a total of \$7,800.00. The Board also imposes license revocation for the violations in Counts 1 and 2. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Jones, Mollineaux, Piland and Thronson.

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

In the matter of **File Number 2022-01212, Ernest James Chamberlain dba Ernie Chamberlain**, the Board reviewed the Consent Order as seen and agreed to by Mr. Chamberlain. A motion was made by Ms. Piland and seconded by Mr. Funkhouser to accept the proposed Consent Order offer wherein Chamberlain admits to a violation of 18 VAC 135-20-190.B (Count 1) of the Board's 2015 Regulations and agrees to a monetary penalty of \$300.00 for the violation contained in Count 1, as well as \$150.00 in Board costs for a total of \$450.00. In addition, Chamberlain 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 course must be completed in the classroom.

- Six (6) hours pertaining to Real Estate Law and Regulations

It is acknowledged that satisfactory completion of the above-referenced Post-License education hours will not count towards

**File Number 2022-01212, Ernest James Chamberlain dba Ernie Chamberlain**

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any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting “Yes” were Davis, Funkhouser, Jones, Mollineaux, Piland and Thronson.

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

In the matter of **File Number 2022-01833, Jess & Amber Bahnak (Claimant) v. Sandy Sea, Inc. (Regulant)**, the Board reviewed the record which consisted of the Summary of the Informal Fact-Finding Conference, the claim review file, exhibits, the Recovery Fund claim form, and Claim Review. Victoria Stoner, attorney for the claimant, was present and addressed the Board. A motion was made by Ms. Piland and seconded by Mr. Funkhouser to adopt the recommendation to approve payment in the amount of \$19,669.00, but hold payment for one (1) year for possible proration pursuant to §54.1-2116 of *the Code of Virginia*. Upon payment of this claim, the license of Sandy Sea Inc., *via* ERA Anchor Properties will be revoked pursuant to Title 54.1, Chapter 21, Article 2, of the *Code of Virginia*. The motion passed unanimously. Members voting “Yes” were Members voting “Yes” were Davis, Funkhouser, Jones, Mollineaux, Perry, Piland and Thronson.

**File Number 2022-01833, Jess & Amber Bahnak (Claimant) v. Sandy Sea, Inc. (Regulant)**

Ms. Davis was recused and Mr. Perry assumed the position of Chair.

**Transfer of Chair**

In the matter of **File Number 2020-02234, Diana Kay Howard**, the Board reviewed the record which consisted of the investigative file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. A motion was made by Ms. Piland and seconded by Mr. Funkhouser to find a violation of 18 VAC 135-20-260.6 (Count 1) of the Board’s 2015 Regulations, a violation of 18 VAC 135-20-260.7 (Count 2) of the Board’s 2015 regulations, a violation of 18 VAC 135-20-260.1 (Count 3) of the Board’s 2015 regulations, and a violation of 18 VAC 135-20-260.11.1 (Count 4) of the Board’s 2015 Regulations.. The motion passed unanimously. Members voting “Yes” were Funkhouser, Jones, Mollineaux, Perry, Piland and Thronson.

**File Number 2020-02234, Diana Kay Howard**

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

Funkhouser to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose the following sanctions: No monetary penalty for the violation in Count 1, a monetary penalty of \$700.00 for the violation in Count 2; \$1,200.00 for the violation contained in Count 3; and \$1,200.00 for the violation in Count 4, for a total of \$3,100.00. The Board also imposes license revocation for the violations in Counts 1-4. The motion passed unanimously. Members voting "Yes" were Funkhouser, Mollineaux, Perry, Piland and Thronson.

As the presiding Board member, Ms. Davis was not present for the discussion or vote. Ms. Jones stepped out of the meeting and was not present for the vote.

Ms. Davis returned to the meeting and resumed the position of Chair.

#### **Transfer of Chair**

In the matter of **File Number 2022-00111, Anelis Suely Perez**, the Board reviewed the record which consisted of the Notice of Prima Facie Case, revised Report of Findings including the Recommendation of the Informal Fact-Finding Conference of the presiding Board member. A motion was made by Ms. Piland and seconded by Mr. Funkhouser to find a violation of §54.1-2137.B (Count 1, two violations) of the *Code of Virginia*, a violation of 18 VAC 135-20-260.11.g (Count 2) of the Board's 2015 regulations, and a violation of 18 VAC 135-20-260.11.m (Count 3) of the Board's 2015 regulations. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Mollineaux, Perry, Piland and Thronson.

#### **File Number 2022-00111, Anelis Suely Perez**

A motion was made by Ms. Piland 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 in Count 1 (\$350.00 for each violation); \$500.00 for the violation contained in Count 2; and \$950.00 for the violation in Count 3, for a total of \$2,150.00. In addition, for violations of Counts 1 and 2, Perez shall be placed on probation for a period of six (6) months and required to complete 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, for violation of Count 3, Perez shall be placed on probation for a period of six (6) months and required to complete three (3) hours of

Board-approved post-license education pertaining to Legal Updates. Such course(s) shall be completed in a classroom. Further, Perez shall provide evidence acceptable to the Board that Perez has successfully completed the course(s) within six (6) months of the effective date of this 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, Mollineaux, Perry, Piland and Thronson. Ms. Jones was not present for the vote.

In the matter of **File Number 2022-01526, Julia Nash**, the Board reviewed the Consent Order as seen and agreed to by Ms. Nash. A motion was made by Ms. Piland and seconded by Mr. Funkhouser to accept the proposed Consent Order offer wherein Nash admits to 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 of the 2015 Board's Regulations (Count 2) and agrees to a monetary penalty of \$250.00 for the violation contained in Count 1, \$250.00 for the violation contained in Count 2, as well as \$150.00 in Board costs, for a total of \$650.00. Nash 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 this Consent 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, Mollineaux, Perry, Piland and Thronson. Ms. Jones was not present for the vote.

**File Number 2022-01526, Julia Nash**

In the matter of **File Number 2022-01405, Scott Bunn**, the Board reviewed the Consent Order as seen and agreed to by Mr. Bunn. A motion was made by Ms. Piland and seconded by Mr. Funkhouser to accept the proposed Consent Order offer wherein Bunn admits to a violation of 18 VAC 135-20-260.12 (Count 1) of the 2021 Board's regulations, and agrees to a monetary penalty of \$800.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$950.00. In addition, for violation of Count 1, Bunn agrees to complete at least three (3) classroom hours of Board-approved Post-License

**File Number 2022-01405, Scott Bunn**

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education pertaining to Ethics and Standards of Conduct Unite 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, Mollineaux, Perry, Piland and Thronson. Ms. Jones was not present for the vote.

In the matter of **File Number 2022-01042, United Property Associates, Inc.**, the Board reviewed the Consent Order as seen and agreed to by United Property Associates, Inc. Anna Loonam, Vice President of United Property Associates, Inc. was present and addressed the Board. A motion was made by Ms. Piland and seconded by Mr. Funkhouser to accept the proposed Consent Order offer wherein United Property Associates, Inc. admits to a violation of 18 VAC 48-50-190.1 (Count 1) of the Common Interest Community 2019 Board Regulations, and agrees to a monetary penalty of \$100.00 for the violation contained in Count 1, as well as \$150.00 in Board costs for a total of \$250.00.

**File Number 2022-01042, United Property Associates, Inc.**

The motion passed unanimously. Members voting “Yes” were Davis, Funkhouser, Mollineaux, Perry, Piland and Thronson. Ms. Jones was not present for the vote.

In the matter of **File Number 2022-00883, Lindsey Chantal Peake**, the Board reviewed the Consent Order as seen and agreed to by Ms. Peake.. A motion was made by Ms. Piland and seconded by Mr. Funkhouser to accept the proposed Consent Order offer wherein Peake admits to a violation of 18 VAC 135-20-310.1 (Count 1) of the 2015 Board’s regulations, and agrees to a monetary penalty of \$450.00 for the violation contained in Count 1, as well as \$150.00 in Board costs for a total of \$600.00.

**File Number 2022-00883, Lindsey Chantal Peake**

The motion passed unanimously. Members voting “Yes” were Davis, Funkhouser, Mollineaux, Perry, Piland and Thronson. Ms. Jones was not present for the vote.

In the matter of **File Number 2022-01456, Gerard Donohue**, the Board reviewed the Consent Order as seen and agreed to by

**File Number 2022-01456, Gerard**

Mr. Donohue. A motion was made by Ms. Piland and seconded by Mr. Funkhouser to accept the proposed Consent Order offer wherein Donohue admits to a violation of 18 VAC 135-20-260.8 (Count 1) of the Board's 2015 Regulations, and agrees to no monetary penalty for the violation contained in Count 1, but \$150.00 in Board costs, for a total of \$150.00. In addition, Donohue 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.

- For violation of Count 1, six (6) hours pertaining to Real Estate Law and Regulations; and
- For violation of Count 1, 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, Mollineaux, Perry, Piland and Thronson. Ms. Jones was not present for the vote.

In the matter of **File Number 2022-00315, Cary Anne Fichtner-Vu**, the Board reviewed the Consent Order as seen and agreed to by Ms. Fichtner-Vu. Ms. Fichtner-Vu was present and addressed the Board. A motion was made by Ms. Piland and seconded by Mr. Funkhouser to accept the proposed Consent Order offer wherein Fichtner-Vu admits to a violation of 18 VAC 135-20-300.9 (Count 1) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$950.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$1,100.00. In addition, Fichtner-Vu 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 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

**Donohue**

**File Number 2022-00315, Cary Anne Fichtner-Vu**

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towards any continuing education requirements, if applicable, for renewal or reinstatement of license.

The motion passed unanimously. Members voting “Yes” were Davis, Funkhouser, Jones, Mollineaux, Perry, Piland and Thronson.

In the matter of **File Number 2022-00715, Wendy Danielle Brown t/a Wendy Brown**, the Board reviewed the Consent Order as seen and agreed to by Ms. Brown. A motion was made by Ms. Piland and seconded by Mr. Funkhouser to accept the proposed Consent Order offer wherein Brown 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, for violation of Count 2, Brown 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 within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. Further, the Board shall waive imposition of \$300.00 of the \$600.00 monetary penalty for Count 2 provided Brown successfully completes the Post-License education within six (6) months of the effective date of this Order. If Brown fails to comply with this condition, then the full monetary penalty will be automatically imposed.

**File Number 2022-00715, Wendy Danielle Brown t/a Wendy Brown**

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, Jones, Mollineaux, Perry, Piland and Thronson.

In the matter of **File Number 2022-00578, Kyle Stephenson**, the Board reviewed the Consent Order as seen and agreed to by Mr. Stephenson. A motion was made by Ms. Piland and seconded by Mr. Funkhouser to accept the proposed Consent Order offer wherein Stephenson admits to a violation of §54.1-2135.A.2 (Count 1) of the *Code of Virginia*, a violation of

**File Number 2022-00578, Kyle Stephenson**

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§54.1-2135.A.3 (Count 2) of the *Code of Virginia*, and agrees to a monetary penalty of \$550.00 for the violation contained in Count 1, \$250.00 for the violation contained in Count 2, as well as \$150.00 in Board costs, for a total of \$950.00. In addition, Stephenson agrees to complete at least the number of classroom hours, as specified, 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.

- For violation of Count 1, six (6) hours pertaining to Real Estate Law and Regulations; and
- For 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. Further, for violation of Counts 1 and 2, Stephenson agrees to provide to the Board, on a semi-annual basis for a period of one (1) year and in a form acceptable to the Board, a written statement from Stephenson that Stephenson is in compliance with the regulations of the Real Estate Board.

The motion passed unanimously. Members voting “Yes” were Davis, Funkhouser, Jones, Mollineaux, Perry, Piland and Thronson.

In the matter of **File Number 2022-00769, Taylor Dyan Saunders**, the Board reviewed the Consent Order as seen and agreed to by Ms. Saunders. A motion was made by Ms. Piland and seconded by Mr. Funkhouser to accept the proposed Consent Order offer wherein Saunders admits to a violation of 18 VAC 135-20-310.2 (Count 1) of the 2015 Board’s Regulations, and a violation of §54.1-2137.A (Count 2) of the *Code of Virginia*, and agrees to a monetary penalty of \$600.00 for the violation contained in Count 1, \$400.00 for the violation contained in Count 2, as well as \$150.00 in Board costs, for a total of \$1,150.00. In addition, Saunders 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.

**File Number 2022-00769, Taylor Dyan Saunders**

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- For violation of Count 1, six (6) hours pertaining to Real Estate Law and Regulations; and
- For violation of Count 2, 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, Jones, Mollineaux, Perry, Piland and Thronson.

In the matter of **File Number 2022-00809, Keith Barton Rudisill**, the Board reviewed the Consent Order as seen and agreed to by Mr. Rudisill. A motion was made by Ms. Piland and seconded by Mr. Funkhouser to accept the proposed Consent Order offer wherein Rudisill admits to a violation of 18 VAC 135-20-260.11.g (Count 1) of the 2015 Board’s Regulations, and a violation of 18 VAC 135-20-300.6 (Count 2) of the 2015 Board’s 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, Rudisill 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.

**File Number 2022-00809, Keith Barton Rudisill**

- For violation of Count 1, three (3) hours pertaining to Escrow Requirements; and
- For violation of Count 2, 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, Jones, Mollineaux, Perry, Piland and

Thronson.

In the matter of **File Number 2022-01331, Lawrence Joseph Ritter II t/a Tu Ritter**, the Board reviewed the Consent Order as seen and agreed to by Mr. Ritter. A motion was made by Ms. Piland and seconded by Mr. Funkhouser to accept the proposed Consent Order offer wherein Ritter admits to a violation of §54.1-2131.A.4 (Count 1) of the *Code of Virginia*, and a violation of 18 VAC 135-20-260.11.g (Count 2) of the 2015 Board's regulations, and agrees to a monetary penalty of \$500.00 for the violation contained in Count 1, \$500.00 for the violation contained in Count 2, as well as \$150.00 in Board costs, for a total of \$1,150.00. In addition, Ritter 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.

- Three (3) hours pertaining to Risk Management; 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, Jones, Mollineaux, Perry, Piland and Thronson.

In the matter of **File Number 2021-00547, Christopher Payton Polychrones t/a Payton Polychrones**, the Board reviewed the Consent Order as seen and agreed to by Mr. Polychrones. A motion was made by Ms. Piland and seconded by Mr. Funkhouser to accept the proposed Consent Order offer wherein Polychrones admits to a violation of §54.1-2131.A.1 (Count 1) of the *Code of Virginia*, and agrees to a monetary penalty of \$1,200.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$1,350.00. In addition, Polychrones agrees to pay the monetary penalties within six (6) months of the effective date of the Order. Further, Polychrones agrees to complete at least the number of classroom hours, as specified below, of Board-approved Post-

**File Number 2022-01331, Lawrence Joseph Ritter II t/a Tu Ritter**

**File Number 2021-00547, Christopher Payton Polychrones t/a Payton Polychrones**

License education 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.

- Three (3) hours pertaining to Ethics and Standards of Conduct; 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, Jones, Mollineaux, Perry, Piland and Thronson.

In the matter of **File Number 2022-00780, Sandra F. Morris**, the Board reviewed the Consent Order as seen and agreed to by Ms. Morris. A motion was made by Ms. Piland and seconded by Mr. Funkhouser to accept the proposed Consent Order offer wherein Morris admits to a violation of §54.1-2131.A.2.d (Count 1) of the *Code of Virginia*, and agrees to a monetary penalty of \$1,000.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$1,150.00. In addition, for violation of Count 1, Morris agrees to complete at least six (6) classroom hours of Board-approved Post-License education pertaining to Real Estate Law and Regulations (6 hours) and provide proof of attendance and successful completion within six (6) months of the effective date of this Consent Order. The course(s) must be completed in the classroom.

**File Number 2022-00780, Sandra F. Morris**

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, Jones, Mollineaux, Perry, Piland and Thronson.

In the matter of **File Number 2022-00762, Eitan Mor**, the Board reviewed the Consent Order as seen and agreed to by Mr.

**File Number 2022-00762, Eitan Mor**

Mor. A motion was made by Ms. Piland and seconded by Mr. Funkhouser to accept the proposed Consent Order offer wherein Mor admits to a violation of 18 VAC 135-20-260.11.g (Count 1) of the 2015 Board's 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, Mor agrees to complete at least six (6) classroom hours of Board-approved Post-License education pertaining to Real Estate Law and Regulations and provide proof of attendance and successful completion within six (6) months of the effective day of this Consent 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, Jones, Mollineaux, Perry, Piland and Thronson.

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

### **Administrative Issues**

Ms. Martine informed the Board that there were two bills from the 2022 General Assembly session that require filing exempt regulatory action to conform regulations, 18 VAC 135-20-180 (amending the language) and 18 VAC 135-20-210 (repeal), to the statutes. A motion was made by Ms. Piland and seconded by Mr. Funkhouser to accept the proposed language and to file the exempt action. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Jones, Mollineaux, Perry, Piland and Thronson.

Ms. Martine informed the Board that the agency would submit legislative requests in August, and she would like the Board to consider submitting legislation that would remove joint jurisdiction between the Real Estate Board and the Common Interest Community Board for Real Estate licensees who also hold a Common Interest Community Manager license. A motion was made by Ms. Piland and seconded by Mr. Funkhouser to submit the legislative proposal. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Jones, Mollineaux, Perry, Piland and Thronson.

Ms. Piland provided a report from the July 20, 2022, Real Estate Board Education Committee meeting. A motion was made by Mr. Perry and seconded by Mr. Funkhouser to accept the Education Committee meeting report. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Jones, Mollineaux, Perry, Piland and Thronson.

**Education**

Ms. Martine reminded Board members to register for the upcoming Board Member Training Conference, October 13-14 in Williamsburg.

**Old Business**

There being no further business, the Board adjourned at 11:47 A.M.

**Adjourn**

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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**

**July 2022**

	July 2022 Activity	Biennium-to-Date Comparison	
		July 2020 -	July 2022 -
<b>Cash/Revenue Balance Brought Forward</b>			0
<b>Revenues</b>	353,180	368,854	353,180
<b>Cumulative Revenues</b>			353,180
<b>Cost Categories:</b>			
<b>Board Expenditures</b>	39,685	24,983	39,685
<b>Board Administration</b>	148,938	129,248	148,938
<b>Administration of Exams</b>	11,380	5,717	11,380
<b>Enforcement</b>	144,913	131,101	144,913
<b>Legal Services</b>	0	0	0
<b>Information Systems</b>	40,632	37,023	40,632
<b>Facilities and Support Services</b>	24,019	36,611	24,019
<b>Agency Administration</b>	74,181	55,332	74,181
<b>Other / Transfers</b>	0	0	0
<b>Total Expenses</b>	483,748	420,014	483,748
<b>Transfer To/(From) Cash Reserves</b>	(130,568)	0	(130,568)
<b>Ending Cash/Revenue Balance</b>			0

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

<b>Number of Regulants</b>	
Current Month	79,059
Previous Biennium-to-Date	71,870