

REAL ESTATE BOARD
MINUTES OF MEETING

October 1, 2015

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

Joseph Funkhouser, II, Chair
Santee Ferebee, Vice-Chair
Antonio Elias
Lynn G. Grimsley
Catherine M. Noonan
Steve Hoover
Jennifer Boysko
Sharon Johnson (arrived at 9:11 A.M.)

Board members absent from the meeting: Lee Odems

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

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

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

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

Call to Order

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

Agenda

A motion was made by Ms. Grimsley and seconded by Ms. Ferebee to adopt the following minutes: July 9, 2015, Real Estate Board Meeting. The motion passed unanimously. Members voting "Yes" were Boysko, Elias, Ferebee, Funkhouser, Grimsley, Hoover and Noonan.

There was no public comment.

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

In the matter of **Vicki Garbutt v. Linton Hall Realtors, LLC, ACL Professional Property Management, LLC, Charles "Chuck" Adcox, Christian Graff and Marissa Graff, File Number 2015-03064**, the case was deferred to the next Board meeting.

In the matter of **Larry and Lavina Taylor v. The Spencer Group Real Estate & Auction, Inc., Cathy Spencer, Arthur W. Kidd and Galen Kidd, REB File Number 2015-02475**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis and Recommendation. A motion was made by Ms. Ferebee and seconded by Ms. Noonan to find no reasonable cause. The motion passed unanimously. Members voting "Yes" were Boysko, Elias, Ferebee, Funkhouser, Grimsley, Hoover and Noonan.

In the matter of **Victoria Princeton-Crawley v. BRE Indian Lakes Apartments, LLC and Pinnacle, REB File Number 2015-02120**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis and Recommendation. A motion was made by Ms. Ferebee and seconded by Ms. Noonan to find no reasonable cause. The motion passed unanimously. Members voting "Yes" were Boysko, Elias, Ferebee, Funkhouser, Grimsley, Hoover and Noonan.

In the matter of **Janice Bradford v. Raghava Pallapolu,**

Minutes

Public Comment

Fair Housing Administrator's Report

Vicki Garbutt v.
Linton Hall Realtors,
LLC, ACL
Professional
Property
Management, LLC,
Charles "Chuck"
Adcox, Christian
Graff and Marissa
Graff, REB File
Number 2015-03064

Larry and Lavina
Taylor v. The
Spencer Group Real
Estate & Auction,
Inc., Cathy Spencer,
Arthur W. Kidd and
Galen Kidd, REB
File Number 2015-
02475

Victoria Princeton-
Crawley v. BRE
Indian Lakes
Apartments, LLC
and Pinnacle, REB
File Number 2015-
02120

Janice Bradford v.

Fairfax Realty, Inc. Atchuta and G. Chitturi R. S. Kanthamani, REB File Number 2015-02975, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis and Recommendation. A motion was made by Ms. Ferebee and seconded by Ms. Noonan to find no reasonable cause. The motion passed unanimously. Members voting "Yes" were Boysko, Elias, Ferebee, Funkhouser, Grimsley, Hoover and Noonan.

Sharon Johnson arrived at 9:11 A.M.

In the matter of **Shelly and John Burnett v. Jianping and Lei Qian, Jennifer Wu and United Realty, Inc., REB File Number 2015-01220**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis and Recommendation. Jennifer Wu, respondent, and Doug Coleman, attorney for the respondents, were present and addressed the Board. A motion was made by Ms. Ferebee and seconded by Ms. Noonan to find no reasonable cause. The motion passed unanimously. Members voting "Yes" were Boysko, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson and Noonan.

In the matter of **File Number 2015-02863, Glenworth St. Vall**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. A motion was made by Ms. Noonan and seconded by Mr. Hoover to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia* approve Mr. St. Vall's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Boysko, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson and Noonan.

In the matter of **File Number 2015-02999, Ramona Dente**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. A motion was made by Ms. Noonan and seconded by Ms. Ferebee to accept the recommendation contained in the Summary of the

Raghava Pallapolu, Fairfax Realty, Inc. Atchuta and G. Chitturi R. S. Kanthamani, REB File Number 2015-02975

Arrival of Board Member

Shelly and John Burnett v. Jianping and Lei Qian, Jennifer Wu and United Realty, Inc., REB File Number 2015-01220

File Number 2015-02863, Glenworth St. Vall

File Number 2015-02999, Ramona Dente

Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia* approve Ms. Dente's application for a real estate salesperson's license. The motion passed by majority vote. Members voting "Yes" were Boysko, Elias, Ferebee, Funkhouser, Hoover, Johnson and Noonan. Member voting "No" was Grimsley.

In the matter of **File Number 2015-03019, Kevin Radford**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. A motion was made by Ms. Noonan and seconded by Ms. Ferebee to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia* approve Mr. Radford's application for a real estate salesperson's license. The motion passed by majority vote. Members voting "Yes" were Boysko, Ferebee, Funkhouser, Hoover, Johnson and Noonan. Members voting "No" were Elias and Grimsley.

File Number 2015-03019, Kevin Radford

In the matter of **File Number 2015-02895, Jennifer Parkinson**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. A motion was made by Ms. Noonan and seconded by Ms. Grimsley to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia* approve Ms. Parkinson's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Boysko, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson and Noonan.

File Number 2015-02895, Jennifer Parkinson

In the matter of **File Number 2015-03036, Denny Moore**, 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. Noonan to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia*

File Number 2015-03036, Denny Moore

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

In the matter of **File Number 2015-03110, Ramon V. Pardo**, 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. Ramon V. Pardo, applicant, was present and addressed the Board. A motion was made by Mr. Hoover and seconded by Ms. Noonan to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia* approve Mr. Pardo's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Boysko, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson and Noonan.

File Number 2015-03110, Ramon V. Pardo

In the matter of **File Number 2015-02862, Benjamin A. Kessie**, 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. Benjamin A. Kessie, applicant, and Lou Muscarella, witness, were present and addressed the Board. A motion was made by Ms. Ferebee and seconded by Ms. Noonan to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia* approve Mr. Kessie's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Boysko, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson and Noonan.

File Number 2015-02862, Benjamin A. Kessie

In the matter of **File Number 2016-00005, Michael Clements**, 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. Michael Clements, applicant, was present and addressed the Board. A motion was made by Ms. Ferebee and seconded by Ms. Johnson to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after

File Number 2015-00005, Michael Clements

consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia* approve Mr. Clements' application for a real estate salesperson's license subject to the following condition: Clements shall provide the Board with proof of his successful completion of VASAP within 15 business days of receiving notice that he has complied with the Commission on VASAP's program. The motion passed unanimously. Members voting "Yes" were Boysko, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson and Noonan.

In the matter of **File Number 2015-02861, Ieshia Leverette**, 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. Ieshia Leverette, applicant, was present and addressed the Board. A motion was made by Ms. Noonan and seconded by Mr. Hoover to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia* approve Ms. Leverette's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Boysko, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson and Noonan.

File Number 2015-02861, Ieshia Leverette

In the matter of **File Number 2016-00073, Mark Vaught**, 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. Mark Vaught, applicant, was present and addressed the Board. A motion was made by Mr. Hoover and seconded by Ms. Noonan to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia* approve Mr. Vaught's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Boysko, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson and Noonan.

File Number 2016-00073, Mark Vaught

In the matter of **File Number 2016-00147, Crista Lee Lopez**, 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

File Number 2016-00147, Crista Lee Lopez

was made by Ms. Noonan and seconded by Mr. Hoover to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia* approve Ms. Lopez's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Boysko, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson and Noonan.

In the matter of **File Number 2016-00149, Holli Kudlak**, 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. Ferebee and seconded by Mr. Hoover to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia* approve Ms. Kudlak's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Boysko, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson and Noonan.

File Number 2016-00149, Holli Kudlak

In the matter of **File Number 2015-02813, Scott Robert Paden**, 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. Ferebee and seconded by Ms. Grimsley to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and approve Mr. Paden's application for a real estate broker's license. The motion passed unanimously. Members voting "Yes" were Boysko, Elias, Ferebee, Funkhouser, Grimsley, Hoover and Johnson.

File Number 2015-02813, Scott Robert Paden

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

In the matter of **File Number 2015-03000, Ataul Haq**, 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. Ataul Haq, applicant, was present and addressed the Board. A motion was

File Number 2015-03000, Ataul Haq

made by Mr. Hoover and seconded by Ms. Ferebee to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and approve Mr. Haq's application for a real estate broker's license. The motion passed unanimously. Members voting "Yes" were Boysko, Elias, Ferebee, Funkhouser, Grimsley, Hoover and Johnson.

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

In the matter of **File Number 2015-03022, Brent Corbin Miller**, 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. Ferebee and seconded by Ms. Grimsley to reject the recommendation contained in the Summary of the Informal Fact-Finding Conference and instead deny Mr. Miller's application for a real estate broker's license. The Board denied the application based upon the record, and, in accordance with §§54.1-2105.B.3 and 54.1-2105.C, after finding that Miller's real estate experience cannot be used to waive the Board's education requirement, and that Miller did not provide evidence of equivalent education to that required. The motion passed unanimously. Members voting "Yes" were Boysko, Elias, Ferebee, Funkhouser, Grimsley, Hoover and Johnson.

File Number 2015-03022, Brent Corbin Miller

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

In the matter of **File Number 2016-00277, Andrew Michael DeMaree, t/a Drew DeMaree**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. A motion was made by Ms. Grimsley and seconded by Ms. Ferebee to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to deny Mr. DeMaree's application to upgrade his salesperson's license to a broker's license based upon the record. The Board denies the application based upon the record, and for the reasons outlined in the Summary of the Informal Fact-Finding Conference. The motion passed unanimously. Members voting "Yes" were Boysko, Elias,

File Number 2016-00277, Andrew Michael DeMaree, t/a Drew DeMaree

Ferebee, Funkhouser, Grimsley, Hoover and Johnson.

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

In the matter of **File Number 2015-03169, Hyang S. Lee**, 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. Ferebee to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to deny Ms. Lee's renewal application of her real estate salesperson's license. The Board denied the renewal application based upon the record, and for the reasons outlined in the Summary of the Informal Fact-Finding Conference. The motion passed unanimously. Members voting "Yes" were Boysko, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson and Noonan.

File Number 2015-03169, Hyang S. Lee

In the matter of **File Number 2015-03196, Hyang Sook Lee**, the Board reviewed the record which consisted of the investigative file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. A motion was made by Ms. Ferebee and seconded by Ms. Johnson to accept a violation of 18 VAC 135-20-155 (Count 1) of the Board's 2003 Regulations. The motion passed unanimously. Members voting "Yes" were Boysko, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson and Noonan. A motion was made by Ms. Ferebee and seconded by Ms. Noonan to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose revocation of license. The motion passed unanimously. Members voting "Yes" were Boysko, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson and Noonan.

File Number 2015-03196, Hyang Sook Lee

In the matter of **File Number 2014-03505, Wanda Catherine Perry-Quinnie**, 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. Wanda Catherine Perry-Quinnie, respondent, and Nuvia Rivera, witness, were present and addressed the Board. A motion was made by Ms. Johnson and seconded by Ms.

File Number 2014-03505, Wanda Catherine Perry-Quinnie

Ferebee to accept a violation of §54.1-2131.A.4 (Count 1) of the *Code of Virginia*. The motion passed by majority vote. Members voting "Yes" were Boysko, Elias, Ferebee, Funkhouser, Johnson and Noonan. Member voting "No" was Hoover. A motion was made by Mr. Elias and seconded by Mr. Hoover to reject the recommendation contained in the Summary of the Informal Fact-Finding Conference and instead impose a monetary penalty of \$600.00 for the violation contained in Count 1, for a total of \$600.00. The motion passed unanimously. Members voting "Yes" were Boysko, Elias, Ferebee, Funkhouser, Hoover, Johnson and Noonan.

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

In the matter of **File Number 2014-00106, James McLean, II**, 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. Ferebee and seconded by Ms. Johnson to accept three violations of 18 VAC 135-20-260.11 (Count 1) of the Board's 2003 Regulations and a violation of 18 VAC 135-20-240 (Count 2) of the Board's 2003 Regulations. The motion passed unanimously. Members voting "Yes" were Boysko, Elias, Ferebee, Funkhouser, Hoover, Johnson and Noonan. A motion was made by Ms. Johnson and seconded by Ms. Noonan to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose a monetary penalty of \$2,500.00 for each violation contained in Count 1, and \$2,500.00 for the violation contained in Count 2, for a total of \$10,000.00. The Board also imposes the following sanctions: For the violations of Count 1 and Count 2, license revocation is imposed. The motion passed unanimously. Members voting "Yes" were Boysko, Elias, Ferebee, Funkhouser, Hoover, Johnson and Noonan.

File Number 2014-00106, James McLean

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

In the matter of **File Number 2015-02502, Barbara Laricos Reilly**, the Board reviewed the Consent Order as seen and agreed to by Ms. Reilly. A motion was made by Mr. Hoover and seconded by Ms. Ferebee to accept the proposed Consent

File Number 2015-02502, Barbara Laricos Reilly

Order offer wherein Ms. Reilly admits to a violation of 18 VAC 135-20-180.B.1.a (Count 1) of the Board's 2008 Regulations and a violation of 18 VAC 135-20-260.10 (Count 2) of the Board's 2003 Regulations and agrees to a monetary penalty of \$300.00 for the violation of Count 1, \$300.00 for the violation of Count 2, as well as \$150.00 in Board costs, for a total of \$750.00. In addition, for violation of Count 1, Reilly agrees to complete at least two (2) classroom hours of Board-approved continuing education pertaining to Escrow Management and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license. The motion passed unanimously. Members voting "Yes" were Boysko, Elias, Ferebee, Funkhouser, Hoover, Johnson and Noonan.

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

In the matter of **File Number 2015-02150, Robert E. Northern, t/a Bob Northern**, the Board reviewed the Consent Order as seen and agreed to by Mr. Northern. A motion was made by Ms. Ferebee and seconded by Ms. Noonan to accept the proposed Consent Order offer wherein Mr. Northern admits to a violation of 18 VAC 135-20-260.10 (Count 1) of the Board's 2003 Regulations and agrees to a monetary penalty of \$500.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$650.00. In addition, for violation of Count 1, Northern agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license. The motion passed unanimously. Members voting "Yes" were Boysko, Elias, Ferebee, Funkhouser, Hoover, Johnson and Noonan.

File Number 2015-02150, Robert E. Northern, t/a Bob Northern

As the Board member who reviewed the file, Ms. Grimsley did

not vote or participate in the discussion in this matter.

In the matter of **File Number 2015-00820, Jeremy Daniel Breeden, t/a J. D. Breeden**, the Board reviewed the Consent Order as seen and agreed to by Mr. Breeden. A motion was made by Ms. Johnson and seconded by Ms. Ferebee to accept the proposed Consent Order offer wherein Mr. Breeden admits to a violation of §54.1-2131.A.4 (Count 1) of the *Code of Virginia*, a violation of 18 VAC 135-20-260.5 (Count 2) of the Board's 2003 Regulations, a violation of 18 VAC 135-20-260.6 (Count 3) of the Board's 2003 Regulations and a violation of 18 VAC 135-20-260.11 (Count 4) of the Board's 2003 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 Counts 2, 3, and 4, Breeden agrees to revocation of his license. The motion passed unanimously. Members voting "Yes" were Boysko, Elias, Ferebee, Funkhouser, Hoover, Johnson and Noonan.

File Number 2015-00820, Jeremy Daniel Breeden, t/a J. D. Breeden

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

In the matter of **File Number 2015-00501, Raeshaun O'Neil Evans**, the Board reviewed the Consent Order as seen and agreed to by Mr. Evans. A motion was made by Ms. Ferebee and seconded by Mr. Hoover to accept the proposed Consent Order offer wherein Mr. Evans admits to a violation of 18 VAC 135-20-180.B.1.a (Count 1) of the Board's 2008 Regulations and a violation of 18 VAC 135-20-260.10 (Count 2) of the Board's 2003 Regulations and agrees to a monetary penalty of \$200.00 for the violation of Count 1, \$150.00 for the violation of Count 2, as well as \$150.00 in Board costs, for a total of \$500.00. In addition, for violation of Count 1, Evans agrees to complete at least two (2) classroom hours of Board-approved continuing education pertaining to Escrow Management and for the violation of Count 2, Evans agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts. Evans agrees to provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license. Members

File Number 2015-00501, Raeshaun O'Neil Evans

voting "Yes" were Boysko, Elias, Ferebee, Funkhouser, Hoover, Johnson and Noonan.

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

In the matter of **File Number 2015-00408, Joseph Mutebi**, the Board reviewed the Consent Order as seen and agreed to by Mr. Mutebi. Lawrence Marshall, II, attorney for the respondent, was present and addressed the Board. A motion was made by Mr. Hoover and seconded by Ms. Noonan to accept the proposed Consent Order offer wherein Mr. Mutebi admits to two violations of 18 VAC 135-20-180.B.1.a (Count 1) of the Board's 2008 Regulations and agrees to a monetary penalty of \$500.00 for the violations of Count 1, as well as \$150.00 in Board costs, for a total of \$650.00. In addition, for violation of Count 1, Mutebi agrees to complete at least six (6) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license. The motion passed unanimously. Members voting "Yes" were Boysko, Elias, Funkhouser, Grimsley, Hoover, Johnson and Noonan.

File Number 2015-00408, Joseph Mutebi

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

In the matter of **File Number 2015-00445, Alicia Kim Brown, t/a Alicia K. Brown**, the Board reviewed the Consent Order as seen and agreed to by Ms. Brown. Lawrence Marshall, II, attorney for the respondent, was present and addressed the Board. A motion was made by Mr. Hoover and seconded by Ms. Grimsley to accept the proposed Consent Order offer wherein Ms. Brown admits to a violation of 18 VAC 135-20-180.B.1.a (Count 1) of the Board's 2008 Regulations and agrees to a monetary penalty of \$250.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$400.00. In addition, for violation of Count 1, Brown agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow

File Number 2015-00445, Alicia Kim Brown, t/a Alicia K. Brown

Management and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license. The motion passed unanimously. Members voting "Yes" were Boysko, Elias, Funkhouser, Grimsley, Hoover, Johnson and Noonan.

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

In the matter of **File Number 2015-00471, Devontrey Marquez Scott dba Trey Scott**, the Board reviewed the Consent Order as seen and agreed to by Mr. Scott. Lawrence Marshall, II, attorney for the respondent, was present and addressed the Board. A motion was made by Mr. Hoover and seconded by Ms. Grimsley to accept the proposed Consent Order offer wherein Mr. Scott admits to two violations of 18 VAC 135-20-180.B.1.a (Count 1) of the Board's 2008 Regulations and agrees to a monetary penalty of \$500.00 for the violations of Count 1, as well as \$150.00 in Board costs, for a total of \$650.00. In addition, for violation of Count 1, Scott agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license. The motion passed unanimously. Members voting "Yes" were Boysko, Elias, Funkhouser, Grimsley, Hoover, Johnson and Noonan.

File Number 2015-00471, Devontrey Marquez Scott dba Trey Scott

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

In the matter of **File Number 2015-01596, Jimmy Clayton Taylor, Sr. dba Jimmy Taylor**, the Board reviewed the Consent Order as seen and agreed to by Mr. Taylor. A motion was made by Ms. Johnson and seconded by Mr. Elias to accept the proposed Consent Order offer wherein Mr. Taylor admits to a violation of 18 VAC 135-20-180.B.1.a (Count 1) of the

File Number 2015-01596, Jimmy Clayton Taylor, Sr. dba Jimmy Taylor

Board's 2008 Regulations and agrees to a monetary penalty of \$500.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$650.00. In addition, for violation of Count 1, Taylor agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license. The motion passed unanimously. Members voting "Yes" were Boysko, Elias, Ferebee, Funkhouser, Grimsley, Johnson and Noonan.

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

In the matter of **File Number 2015-01594, Harvey Joseph Paquette, III**, the Board reviewed the Consent Order as seen and agreed to by Mr. Paquette. A motion was made by Ms. Noonan and seconded by Ms. Ferebee to accept the proposed Consent Order offer wherein Mr. Paquette admits to a violation of 18 VAC 135-20-220.A.2 (Count 1) of the Board's 2008 Regulations, and a violation of 18 VAC 135-20-180.B.1.a (Count 2) of the Board's 2008 Regulations and agrees to a monetary penalty of \$300.00 for the violation of Count 1, \$300.00 for the violation of Count 2, as well as \$150.00 in Board costs, for a total of \$750.00. In addition, for violation of Count 1, Paquette 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, Paquette agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license. The motion passed unanimously. Members voting "Yes" were Boysko, Elias, Ferebee, Funkhouser, Grimsley, Johnson and Noonan.

File Number 2015-01594, Harvey Joseph Paquette, III

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

In the matter of **File Number 2015-01448, Donna Williams Howlett**, the Board reviewed the Consent Order as seen and agreed to by Ms. Howlett. A motion was made by Ms. Noonan and seconded by Ms. Grimsley to accept the proposed Consent Order offer wherein Ms. Howlett admits to a violation of 18 VAC 135-20-260.11 (Count 1) of the Board's 2003 Regulations, and agrees to a monetary penalty of \$500.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$650.00. In addition, for violation of Count 1, Howlett 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, reinstatement, or activation of a license. The motion passed **unanimously**. Members voting "Yes" were Boysko, Elias, Ferebee, Funkhouser, Grimsley, Johnson and Noonan.

File Number 2015-01448, Donna Williams Howlett

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

In the matter of **File Number 2015-02498, Nam Ok Davis, t/a Bron Davis**, the Board reviewed the Consent Order as seen and agreed to by Ms. Davis. A motion was made by Ms. Noonan and seconded by Ms. Grimsley to accept the proposed Consent Order offer wherein Ms. Davis admits to a violation of 18 VAC 135-20-180.B.1.a (Count 1) of the Board's 2008 Regulations and agrees to a monetary penalty of \$500.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$650.00. In addition, for violation of Count 1, Davis 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

File Number 2015-02498, Nam Ok t/a Davis, Bron Davis

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

In the matter of **File Number 2015-01821, Richard W. Cunningham t/a Dick Cunningham**, the Board reviewed the Consent Order as seen and agreed to by Mr. Cunningham. A motion was made by Ms. Noonan and seconded by Ms. Johnson to accept the proposed Consent Order offer wherein Mr. Cunningham admits to a violation of 18 VAC 135-20-180.B.1.a (Count 1) of the Board's 2008 Regulations and agrees to a monetary penalty of \$500.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$650.00. In addition, for violation of Count 1, Cunningham agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license. The motion passed unanimously. Members voting "Yes" were Boysko, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson and Noonan.

File Number 2015-01821, Richard W. Cunningham t/a Dick Cunningham

In the matter of **File Number 2015-00478, Thomas G. Selinger, t/a Tom Selinger**, the Board reviewed the Consent Order as seen and agreed to by Mr. Selinger. A motion was made by Ms. Ferebee and seconded by Mr. Hoover to accept the proposed Consent Order offer wherein Mr. Selinger admits to a violation of 18 VAC 135-20-210 (Count 1) of the Board's 2008 Regulations, and a violation of 18 VAC 135-20-300.2 (Count 2) of the Board's 2008 Regulations and agrees to a monetary penalty of \$150.00 for the violation of Count 1, \$250.00 for the violation of Count 2, as well as \$150.00 in Board costs, for a total of \$550.00. The motion passed unanimously. Members voting "Yes" were Boysko, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson and Noonan.

File Number 2015-00478, Thomas G. Selinger, t/a Tom Selinger

In the matter of **File Number 2015-00732, Chelsea Eryn Grell**, the Board reviewed the Consent Order as seen and agreed to by Ms. Grell. A motion was made by Mr. Hoover

File Number 2015-00732, Chelsea Eryn Grell

and seconded by Ms. Noonan to accept the proposed Consent Order offer wherein Ms. Grell admits to a violation of 18 VAC 135-20-180.B.1.a (Count 1) of the Board's 2008 Regulations and agrees to a monetary penalty of \$500.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$650.00. In addition, for violation of Count 1, Grell agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license. The motion passed unanimously. Members voting "Yes" were Boysko, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson and Noonan.

In the matter of **File Number 2015-00948, Matthew Wayne Spencer**, the Board reviewed the Consent Order as seen and agreed to by Mr. Spencer. A motion was made by Ms. Johnson and seconded by Mr. Hoover to accept the proposed Consent Order offer wherein Mr. Spencer admits to a violation of 18 VAC 135-20-180.B.1.a (Count 1) of the Board's 2008 Regulations and agrees to a monetary penalty of \$500.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$650.00. In addition, for violation of Count 1, Spencer agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license. The motion passed unanimously. Members voting "Yes" were Boysko, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson and Noonan.

File Number 2015-00948, Matthew Wayne Spencer

In the matter of **File Number 2015-00977, Amy Lynn 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 Mr. Hoover to accept the proposed Consent Order offer wherein Ms. Oliver admits to a violation of 18 VAC 135-

File Number 2015-00977, Amy Lynn Oliver

20-180.B.1.a (Count 1) of the Board's 2008 Regulations 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. In addition, for violation of Count 1, Oliver agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license. The motion passed unanimously. Members voting "Yes" were Boysko, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson and Noonan.

In the matter of **File Number 2015-01284, Lisa Marie Bowers**, the Board reviewed the Consent Order as seen and agreed to by Ms. Bowers. A motion was made by Ms. Johnson and seconded by Ms. Noonan to accept the proposed Consent Order offer wherein Ms. Bowers admits to a violation of 18 VAC 135-20-180.B.1.a (Count 1) of the Board's 2008 Regulations and agrees to a monetary penalty of \$500.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$650.00. In addition, for violation of Count 1, Bowers agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license. The motion passed unanimously. Members voting "Yes" were Boysko, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson and Noonan.

File Number 2015-01284, Lisa Marie Bowers

In the matter of **File Number 2015-01438, Wendy Darlene Jando**, the Board reviewed the Consent Order as seen and agreed to by Ms. Jando. A motion was made by Mr. Hoover and seconded by Ms. Ferebee to accept the proposed Consent Order offer wherein Ms. Jando admits to a violation of 18 VAC 135-20-180.B.1.a (Count 1) of the Board's 2008 Regulations and agrees to a monetary penalty of \$650.00 for

File Number 2015-01438, Wendy Darlene Jando

the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$800.00. In addition, for violation of Count 1, Jando agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license. The motion passed unanimously. Members voting "Yes" were Boysko, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson and Noonan.

In the matter of **File Number 2015-01461, Timothy Edwin Shelton, t/a Tim Shelton**, the Board reviewed the Consent Order as seen and agreed to by Mr. Shelton. A motion was made by Mr. Hoover and seconded by Ms. Ferebee to accept the proposed Consent Order offer wherein Mr. Shelton admits to a violation of 18 VAC 135-20-180.B.1.a (Count 1) of the Board's 2008 Regulations and agrees to a monetary penalty of \$100.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$250.00. In addition, for violation of Count 1, Shelton agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license. The motion passed unanimously. Members voting "Yes" were Boysko, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson and Noonan.

File Number 2015-01461, Timothy Edwin Shelton, t/a Tim Shelton

In the matter of **File Number 2015-01589, Erica Michelle Reel**, the Board reviewed the Consent Order as seen and agreed to by Ms. Reel. A motion was made by Mr. Hoover and seconded by Ms. Johnson to accept the proposed Consent Order offer wherein Ms. Reel admits to a violation of 18 VAC 135-20-260.5 (Count 1) of the Board's 2003 Regulations, and agrees to \$150.00 in Board costs, for a total of \$150.00. In addition, for violation of Count 1, Reel agrees to revocation of

File Number 2015-01589, Erica Michelle Reel

license. The motion passed unanimously. Members voting "Yes" were Boysko, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson and Noonan.

In the matter of **File Number 2015-01756, Daqing Song**, the Board reviewed the Consent Order as seen and agreed to by Mr. Song. A motion was made by Ms. Grimsley and seconded by Ms. Ferebee to accept the proposed Consent Order offer wherein Mr. Song admits to a violation of §54.1-2137.B.1-5 (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. In addition, for violation of Count 1, Song agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license. The motion passed unanimously. Members voting "Yes" were Boysko, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson and Noonan.

File Number 2015-01756, Daqing Song

In the matter of **File Number 2015-01793, Mark Roland Dorsey**, the Board reviewed the Consent Order as seen and agreed to by Mr. Dorsey. A motion was made by Mr. Hoover and seconded by Ms. Ferebee to accept the proposed Consent Order offer wherein Mr. Dorsey admits to a violation of 18 VAC 135-20-180.B.1.a (Count 1) of the Board's 2008 Regulations, and a violation of 18 VAC 135-20-310.2 (Count 2) of the Board's 1999 Regulations 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. In addition, for violation of Count 1, Dorsey and agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license. The motion passed

File Number 2015-01793, Mark Roland Dorsey

unanimously. Members voting "Yes" were Boysko, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson and Noonan.

In the matter of **File Number 2015-01850, Douglas A. Trexell, t/a Doug Trexell**, the Board reviewed the Consent Order as seen and agreed to by Mr. Trexell. A motion was made by Ms. Grimsley and seconded by Ms. Ferebee to accept the proposed Consent Order offer wherein Mr. Trexell admits to a violation of 18 VAC 135-20-180.B.1.a (Count 1) of the Board's 2008 Regulations, and a violation of 18 VAC 135-20-310.2 (Count 2) of the Board's 1999 Regulations and agrees to a monetary penalty of \$500.00 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 \$1,300.00. In addition, for violation of Count 1, Trexell agrees to complete at least four (4) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license. Further, the Board shall waive \$350.00 of the monetary penalty for Count 2, provided Trexell successfully completes the continuing education required in Count 1. The motion passed unanimously. Members voting "Yes" were Boysko, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson and Noonan.

File Number 2015-01850, Douglas A. Trexell, t/a Doug Trexell

In the matter of **File Number 2015-01856, Brandon Thomas Barfield**, the Board reviewed the Consent Order as seen and agreed to by Mr. Barfield. A motion was made by Ms. Johnson and seconded by Ms. Ferebee to accept the proposed Consent Order offer wherein Mr. Barfield admits to a violation of 18 VAC 135-20-180.B.1.a (Count 1) of the Board's 2008 Regulations and agrees to a monetary penalty of \$250.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$400.00. In addition, for violation of Count 1, Barfield agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management and agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts and provide proof of attendance and successful completion within six (6) months of the effective

File Number 2015-01856, Brandon Thomas Barfield

date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license. The motion passed unanimously. Members voting "Yes" were Boysko, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson and Noonan.

In the matter of **File Number 2014-01977, Bijan Z. Nejad**, the Board reviewed the Consent Order as seen and agreed to by Mr. Nejad. A motion was made by Ms. Noonan and seconded by Mr. Hoover to accept the proposed Consent Order offer wherein Mr. Nejad admits to a violation of 18 VAC 135-20-260.1 (Count 1) of the Board's 2003 Regulations, and agrees to \$1,000.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$1,150.00. In addition, for violation of Count 1, Nejad agrees to revocation of his license. The motion passed unanimously. Members voting "Yes" were Boysko, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson and Noonan.

File Number 2014-01977, Bijan Z. Nejad

In the matter of **File Number 2015-01979, Linda K. Cortez**, the Board reviewed the Consent Order as seen and agreed to by Ms. Cortez. A motion was made by Ms. Johnson and seconded by Ms. Ferebee to accept the proposed Consent Order offer wherein Ms. Cortez admits to a violation of §54.1-2133.A.4 (Count 1) of the *Code of Virginia* and agrees to a monetary penalty of \$450.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$600.00. In addition, for violation of Count 1, Cortez agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license. The motion passed unanimously. Members voting "Yes" were Boysko, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson and Noonan.

File Number 2015-01979, Linda K. Cortez

In the matter of **File Number 2015-02998, Marcie Poff Dawson**, the Board reviewed the Consent Order as seen and

File Number 2015-02998, Marcie Poff

agreed to by Ms. Dawson. A motion was made by Ms. Ferebee and seconded by Ms. Johnson to accept the proposed Consent Order offer wherein Ms. Dawson admits to a violation of 18 VAC 135-20-180.A.1 (Count 1) of the Board's 2008 Regulations, and agrees to a monetary penalty of \$500.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$650.00. In addition, for violation of Count 1, Dawson agrees to complete at least four (4) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license. The motion passed unanimously. Members voting "Yes" were Boysko, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson and Noonan. -

Dawson

Ms. Martine advised the Board that the amended final Real Estate Board regulations would be effective November 1, 2015. No action was taken by the Board.


Administrative Issues

The Board reviewed the report from the September 30, 2015, Real Estate Board Education Committee meeting. A motion was made by Mr. Hoover and seconded by Ms. Ferebee to approve the Education Committee meeting minutes. The motion passed unanimously. Members voting "Yes" were Boysko, Elias, Ferebee, Funkhouser, Grimsley, Hoover, Johnson and Noonan.

Education

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

Adjourn



Joseph Funkhouser, II, Chair



Jay DeBoer, Secretary

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

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

1. Name: Sandra Ferebee
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board
(Name of Board)
4. Meeting/IFF Date: October 1, 2015
(Date)

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

(Agenda Item)

Nature of Personal Interest Affected by Transaction: _____


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

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

or

I did not participate in the transaction.

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


Signature

10-1-15
Date

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

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

1. Name: Steve Hoover
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board
(Name of Board)
4. Meeting/IFF Date: October 1, 2015
(Date)

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

(Agenda Item)

Nature of Personal Interest Affected by Transaction: _____


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

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

or

I did not participate in the transaction.

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


Signature

10/1/15
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: October 1, 2015
(Date)

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

(Agenda Item)

Nature of Personal Interest Affected by Transaction: _____

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

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

or

I did not participate in the transaction.

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

Lynn Grimsley
Signature

10/1/15
Date

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

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

1. Name: Jennifer Boysko
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board
(Name of Board)
4. Meeting/IFF Date: October 1, 2015
(Date)

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

(Agenda Item)

Nature of Personal Interest Affected by Transaction: _____

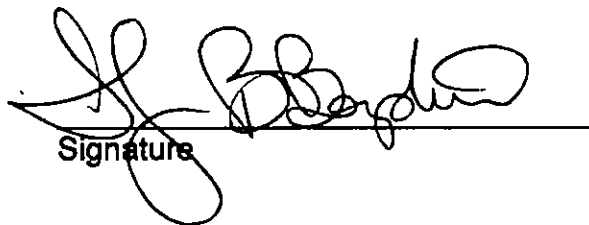
I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

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

or

I did not participate in the transaction.

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


Signature

Oct. 1, 2015
Date

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

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

1. Name: Antonio Elias
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board
(Name of Board)
4. Meeting/IFF Date: October 1, 2015
(Date)

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

(Agenda Item)

Nature of Personal Interest Affected by Transaction: _____

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

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

or

I did not participate in the transaction.

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

A. M. Elias
Signature

Oct 1, 2015
Date

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

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

1. Name: Sharon Johnson
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board
(Name of Board)
4. Meeting/IFF Date: October 1, 2015
(Date)

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

(Agenda Item)

Nature of Personal Interest Affected by Transaction: _____

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

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

or

I did not participate in the transaction.

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

Sharon F. Johnson
Signature

10/1/15
Date

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

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

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

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

(Agenda Item)

Nature of Personal Interest Affected by Transaction: _____

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

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

or

I did not participate in the transaction.

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


Signature

10-1-15
Date

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

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

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

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

(Agenda Item)

Nature of Personal Interest Affected by Transaction: _____

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

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

or

I did not participate in the transaction.

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

Catherine M. Noonan
Signature

10/1/15
Date