

**REAL ESTATE BOARD**

**TENTATIVE AGENDA**

**Thursday, May 30, 2019 - 10:00 a.m.**

**2<sup>nd</sup> Floor – Board Room 4**

**Department of Professional and Occupational Regulation**

**9960 Mayland Drive**

**Richmond, Virginia 23233**

**(804) 367-8526**

**I. CALL TO ORDER**

**II. ADMINISTRATIVE MATTERS**

1. Approval of Agenda
2. Approval of Minutes:
  - A. April 4, 2019, Fair Housing Sub-Committee Meeting
  - B. April 4, 2019, Real Estate Board Regulatory Review Committee
  - C. April 4, 2019, Real Estate Board Meeting

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

**IV. FAIR HOUSING REPORTS**

3. Fair Housing Administrator's Report
4. Litigation update

**V. FAIR HOUSING CASES**

1. Loretta Carney v. Community Housing Partners Corporation and Holly Court Apartments Corporation  
REB File Number: 2019-00469  
HUD File Number: 03-19-0629-8
2. Isaac Gallardo Recano v. CJEHN Alpha LLC dba 11 Central Apartments and S. L. Nusbaum Realty Co.  
REB File Number: 2019-01048  
HUD File Number: 03-19-1651-8  
{Conciliation: Disability}
3. Cathryn Collins D'Arcy v. Northampton Village II Assoc. LLC, Northampton Village III Assoc. LLC, Weinstein Management Co Inc., Laura Taylor, Jessica Givens, and Nicole LNU  
REB File Number: 2019-02316  
HUD File Number:  
{Conciliation: Disability}

**VI. REAL ESTATE CASES**

1. File Number 2019-01692 – Wanda Iloni Branch  
IFF by Eldridge – Licensing  
***Appointment – Wanda Iloni Branch, applicant***

- DRAFT AGENDA  
Materials contained in this agenda are proposed topics for discussion and are not to be construed as regulation or official Board position.  
DRAFT AGENDA
2. File Number 2019-01894 – Reginald Greene  
IFF by Eldridge – Licensing
  3. File Number 2019-01905 – Jennifer Barner  
IFF by Eldridge – Licensing
  4. File Number 2019-01962 – Zachary Colin Fitzgerald  
IFF by Eldridge – Licensing
  5. File Number 2019-01984 – Veno Baum-Dahman  
IFF by Odems – Licensing
  6. File Number 2019-02118 – Michael Gene Chang  
IFF by Odems – Licensing
  7. File Number 2018-02728 – Jevette Marie Smith  
IFF by Odems – Disciplinary
  8. File Number 2019-00214 – John Junior Scalise  
IFF by Odems – Disciplinary
  9. File Number 2018-02936 – Dawn Nita McKenzie  
Prima Facie by Odems – Disciplinary
  10. File Number 2018-03056 – Donald Paul Jones, III  
Pre-IFF Consent Order by Odems – Disciplinary
  11. File Number 2018-02268 – Donald Paul Jones, III  
Pre-IFF Consent Order by Odems – Disciplinary
  12. File Number 2018-02715 – C. David Martin  
Pre-IFF Consent Order by Odems – Disciplinary
  13. File Number 2019-00305 – Courtney Daniel Moore  
Pre-IFF Consent Order by Odems – Disciplinary
  14. File Number 2018-03053 – Courtney Daniel Moore  
Pre-IFF Consent Order by Odems – Disciplinary
  15. File Number 2018-03303 – Cornell L. Urquhard  
Pre-IFF Consent Order by Odems – Disciplinary
  16. File Number 2019-00476 – Gage H. Cole, dba Gage Cole  
Pre-IFF Consent Order by Odems – Disciplinary
  17. File Number 2019-02031 – Barry Peterson (Claimant) v. Kristi Wargo (Regulant)  
Prima Facie – Recovery Fund

- DRAFT AGENDA  
Materials contained in this agenda are provided for discussion and are not to be construed as regulation or official Board position.  
DRAFT AGENDA
18. File Number 2018-02057 – Regina M. Lewis  
Prima Facie by Gatewood – Disciplinary
  19. File Number 2016-00415 – Dianne Marie Tillage-Brooks  
IFF by Gatewood – Disciplinary
  20. File Number 2018-03045 – Donald Ray Breckenridge  
IFF by Grimsley & Gatewood – Disciplinary
  21. File Number 2018-02156 – Glenn Stuart Smith  
IFF by Grimsley – Disciplinary
  22. File Number 2019-01326 – Jennifer Lynn Caison  
Pre-IFF Consent Order by Hoover – Disciplinary
  23. File Number 2019-01020 – C. Brown Pearson, III  
Pre-IFF Consent Order by Johnson – Disciplinary
  24. File Number 2019-00399 – Carmeline I. Moody  
Pre-IFF Consent Order – Disciplinary
  25. File Number 2019-01030 – Deeanna Lashelle Green t/a Deeanna Green  
Pre-IFF Consent Order – Disciplinary
  26. ~~File Number 2019-01031 – Jeffrey Scott Sawyer  
Pre-IFF Consent Order – Disciplinary~~
  27. File Number 2019-01363 – Bryn Daniel Merrey  
Pre-IFF Consent Order – Disciplinary
  28. File Number 2019-01452 – James Mitchell Abrams  
Pre-IFF Consent Order – Disciplinary

## **VII. ADMINISTRATIVE ISSUES**

- Death of broker

## **VIII. EDUCATION**

- May 29, 2019, Education Committee Report

## **IX. OLD BUSINESS**

## **X. NEW BUSINESS**

## **XI. ADJOURNMENT**

### **NEXT MEETING SCHEDULED FOR THURSDAY, July 11, 2019**

\*\* 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**

**April 4, 2019**

On Thursday, April 4, 2019 at 9:50 a.m., the Real Estate Board Fair Housing sub-committee met at the Department of Professional and Occupational Regulation. Board members Sharon Johnson, Lynn Grimsley, Libby Gatewood and Mayra Pineda attended on behalf of the Real Estate Board. Lizbeth Hayes, Deanda Shelton, Trudy Miller, and Loraine Schroeder attended on behalf of the Fair Housing Office. R. Thomas Payne attended on behalf of the Office of the Attorney General.

The meeting was called to order at approximately 9:50 a.m. by Lynn Grimsley. 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. Grimsley adjourned the meeting at approximately 10:00 a.m.

---

Steven Hoover, Chair

---

Mary Broz-Vaughan, Acting Secretary

DRAFT AGENDA  
Materials contained in the  
DRAFT AGENDA

Agenda items proposed for discussion and are not to be construed as regulation or official Board position.

VIRGINIA REAL ESTATE BOARD  
COMMITTEE MEETING

April 4, 2019

The Regulatory Review Committee of the Real Estate Board held a meeting on Thursday, April 4, 2019, at the Department of Professional and Occupational Regulation, Richmond, Virginia.

The following Members were present for the meeting:

Lee Odems  
Maggie Davis  
Libby Gatewood  
Joe Funkhouser  
Kit Hale  
Boyd Smith

DPOR Staff Members present for all or part of the meeting included:

Christine Martine, Executive Director

Mr. Odems called the meeting to order at 12:25 p.m.

The Regulatory Review Committee discussed proposed changes to regulations 18 VAC 135-20-101 Qualification for renewal; continuing education requirements, 18 VAC 135-20-160 Place of business and 18 VAC 135-20-165 Duties of supervising broker.

There being no further business or public comment, the meeting adjourned at 3:05 p.m.

---

Steve Hoover, Chair

---

Mary Broz-Vaughan, Acting Secretary

COPY TESTE:

---

Custodian of Record

REAL ESTATE BOARD  
MINUTES OF MEETING

April 4, 2019

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

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

Board member absent from the meeting: Ibrahim Moiz  
Steve Hoover, Chair

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

Mary Broz-Vaughan, Acting Director  
Christine Martine, Executive Director  
Liz Hayes, Fair Housing Administrator  
Deanda Shelton, Assistant Fair Housing Administrator  
Jeffrey Williams, Board Administrator  
Emily Trent, Administrative Assistant  
Trudy Miller, Fair Housing Investigator  
Angela Keefe-Thomas, Fair Housing Investigator  
Karen Taylor, Fair Housing Investigator  
Lorraine Schroeder, Fair Housing Investigator

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

Mr. Odems called the meeting to Order at 10:07 A.M.

**Call to Order**

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

**Agenda**

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

A motion was made by Ms. Johnson and seconded by Ms. Bower to adopt the January 24, 2019, Fair Housing Sub-Committee Meeting; January 24, 2019, Real Estate Board Regulatory Review Committee, and January 24, 2019, Real Estate Board Meeting minutes. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson, Odems and Pineda.

There was no public comment.

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

In the matter of **Nicole Long and Reginald Long v. City Walk One LLC, Drucker & Falk LLC, and Caroline Hamilton, REB File Number 2019-00534**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis. A motion was made by Ms. Grimsley and seconded by Ms. Johnson to find no reasonable cause the respondents discriminated against the complainants by imposing discriminatory terms and conditions or by refusing to rent based upon race. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson, Odems and Pineda.

In the matter of **Phillip Woodson and Ellen Woodson v. Melbourne Park Condominium Unit Owners Association, Inc. and Cathcart Management LLC, REB File Number 2019-00758**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis. Tom Mugavero, attorney for the respondents, was present and addressed the Board. A motion was made by Ms. Grimsley and seconded by Ms. Johnson to find no reasonable cause the respondents discriminated against the complainants by imposing discriminatory terms and conditions based upon familial status. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson, Odems and Pineda.

In the matter of **Michelle Krasniak v. Aimco Maple Bay, LLC, OP Property Management, LLC, and Stephanie Matienzo, REB File Number 2018-02133**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis. A motion was made by Ms. Grimsley and

## Minutes

## Public Comment

## Fair Housing Administrator's Report

## Nicole Long and Reginald Long v. City Walk One LLC, Drucker & Falk LLC, and Caroline Hamilton, REB File Number 2019-00534

## Phillip Woodson and Ellen Woodson v. Melbourne Park Condominium Unit Owners Association, Inc. and Cathcart Management LLC, REB File Number 2019-00758

## Michelle Krasniak v. Aimco Maple Bay, LLC, OP Property Management, LLC, and Stephanie

DRAFT AGENDA  
Materials contained in this agenda are proposed and are not to be construed as an official Board position.

seconded by Ms. Davis to find no reasonable cause Stephanie Matienzo, respondent, discriminated against the complainant in her individual capacity by refusing to make a reasonable accommodation based upon disability. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson, Odems and Pineda. A motion was made by Ms. Grimsley and seconded by Ms. Davis to find reasonable cause Aimco Maple Bay, LLC and OP Property Management, LLC, respondents, discriminated against the complainant by refusing to make a reasonable accommodation based upon disability. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson, Odems and Pineda. A motion was made by Ms. Grimsley and seconded by Ms. Davis to find no reasonable cause Aimco Maple Bay, LLC, OP Property Management, LLC, and Stephanie Matienzo, respondents, discriminated against the complainant in terms and conditions or privileges of a rental based upon disability. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson, Odems and Pineda.

In the matter of **Sherry Lawrence-Hatfield and Melissa Hatfield v. Tidewater Fair Apartments LP, Lawson Realty Corporation, Devona Gunn, and Natasha Arrington, REB File Number 2019-00152**, the Board reviewed the terms of the conciliation agreement. Barrie Bowers, attorney for the respondents, was present and addressed the Board. A motion was made by Ms. Grimsley and seconded by Ms. Johnson to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson, Odems and Pineda. A motion was made by Ms. Grimsley and seconded by Ms. Johnson to deny the respondents request that the Board determine that disclosure of the conciliation agreement is not required to further the purposes of the Virginia Fair Housing Law. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson, Odems and Pineda.

In the matter of **Susana P. Raya v. S. L. Nusbaum Realty Co. and Rosslyn Ridge Apartments Limited Partnership, REB File Number 2019-00649**, a motion was made by Ms. Grimsley and seconded by Ms. Johnson to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were

**Matienzo, REB File  
Number 2018-02133**

**Sherry Lawrence-  
Hatfield and Melissa  
Hatfield v. Tidewater  
Fair Apartments LP,  
Lawson Realty  
Corporation, Devona  
Gunn, and Natasha  
Arrington, REB File  
Number 2019-00152**

**Susana P. Raya v. S.  
L. Nusbaum Realty  
Co. and Rosslyn  
Ridge Apartments  
Limited Partnership,  
REB File Number**



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

2019-00649

In the matter of **Kim Tonelli v. S. L. Nusbaum Realty Co., and Dove Landing LLC, REB File Number 2019-01557**, a motion was made by Ms. Grimsley and seconded by Ms. Johnson to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson, Odems and Pineda.

Kim Tonelli v. S. L. Nusbaum Realty Co., and Dove Landing LLC, REB File Number 2019-01557

In the matter of **File Number 2019-01242, David Russell Kipper**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Amended Summary of the Informal Fact-Finding Conference of the presiding officer. A motion was made by Ms. Johnson and seconded by Ms. Bower to amend 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. Kipper's application for a real estate broker's license, subject to an agreement for licensure for a period of two years wherein Mr. Kipper and his principal broker will provide quarterly reports to the Board and Mr. Kipper will not act as a principal broker while subject to the agreement for licensure. The motion failed. Members voting "Yes" were Johnson. Members voting "No" were Bower, Davis, Gatewood, Grimsley, Odems and Pineda.

File Number 2019-01242, David Russell Kipper

A motion was made by Ms. Grimsley and seconded by Ms. Davis to reject the recommendation contained in the Summary of the Informal Fact-Finding and instead deny Mr. Kipper's application for a broker's license based upon the record. After review of the facts, the information obtained at the IFF, and in consideration of the criteria contained in §54.1-204.B of the *Code of Virginia*, the Board denies the application based upon the extent to which the occupation or profession might offer Kipper the opportunity to engage in further criminal activity of the same type as that in which he had been involved, and the relationship of his crime to the ability, capacity or fitness required to perform the duties and discharge the responsibilities of the occupation or profession. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson, Odems and Pineda.

not to be construed as regulation or official Board position.

In the matter of **File Number 2019-01448, Shannon M. Murphy**, 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. Shannon M. Murphy, applicant, was present and addressed the Board. A motion was made by Ms. Davis and seconded by Ms. Bower to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and approve Ms. Murphy's application for a real estate salesperson's license, subject to an agreement for licensure for a period of two years wherein Ms. Murphy and her broker will provide quarterly reports to the Board. The motion passed by majority vote. Members voting "Yes" were Bower, Davis, Gatewood, Pineda and Odems. Members voting "No" were Grimsley and Johnson.

**File Number 2019-01448, Shannon M. Murphy**

In the matter of **File Number 2019-01620, Yared Mirza**, 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. Yared Mirza, applicant, Lawrence Marshall, II, attorney for the applicant, and Melinda Jakab, witness, were present and addressed the Board. A motion was made by Ms. Grimsley and seconded by Ms. Johnson to reject the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* and instead approve Mr. Mirza's application for a real estate salesperson's license subject to an agreement for licensure for a period of two years wherein Mr. Mirza and his broker will provide quarterly reports to the Board. The motion passed by majority vote. Members voting "Yes" were Bower, Gatewood, Grimsley, Johnson, Odems and Pineda. Member voting "No" was Davis.

**File Number 2019-01620, Yared Mirza**

In the matter of **File Number 2019-01357, Milton Hilliard**, 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. Milton Hilliard, applicant, was present and addressed the Board. A motion was made by Ms. Davis and seconded by Ms. Bower to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after

**File Number 2019-01357, Milton Hilliard**

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

consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* to deny Mr. Hilliard's application for a real estate salesperson's license. A substitute motion was made by Ms. Johnson and seconded by Ms. Bower to approve Mr. Hilliard's application for a real estate salesperson's license subject to an agreement for licensure for a period of two years wherein Mr. Hilliard and his broker will provide quarterly reports to the Board. The motion passed by majority vote. Members voting "Yes" were Bower, Gatewood, Grimsley, Johnson and Odems. Members voting "No" were Davis and Pineda.

In the matter of **File Number 2019-01449, Amy Jo Rodgers**, 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. Gatewood to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* approve Ms. Rodgers's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson, Odems and Pineda.

**File Number 2019-01449, Amy Jo Rodgers**

In the matter of **File Number 2019-00973, Earl Eugene Bacon**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. A motion was made by Ms. Grimsley and seconded by Ms. Gatewood to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* approve Mr. Bacon's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson, Odems and Pineda.

**File Number 2019-00973, Earl Eugene Bacon**

In the matter of **File Number 2019-01572, Everett James Sparrow**, 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. Everett

**File Number 2019-01572, Everett James Sparrow**

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

James Sparrow, applicant, was present and addressed the Board. A motion was made by Ms. Davis and seconded by Ms. Bower to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* approve Mr. Sparrow's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson, Odems and Pineda.

In the matter of **File Number 2019-01873, Laura Danielle Hess**, 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. Laura Danielle Hess, applicant, was present and addressed the Board. A motion was made by Ms. Grimsley and seconded by Ms. Davis to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* approve Ms. Hess' application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson, Odems and Pineda.

**File Number 2019-01873, Laura Danielle Hess**

In the matter of **File Number 2019-01928, Hugh Junior Kinsey**, 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. Gatewood to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to deny Mr. Kinsey's application for a real estate broker's license as he did not provide sufficient evidence that he has equivalent experience to that which is required therefore he has not been actively engaged as a real estate salesperson and/or broker for 36 of the 48 months preceding his application. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Pineda and Odems.

**File Number 2019-01928, Hugh Junior Kinsey**

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

In the matter of **File Number 2019-01927, Dion Antrone**

**File Number 2019-**

**Rainey**, 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. Gatewood and seconded by Ms. Bower to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and deny Mr. Rainey's application for a real estate salesperson's license in consideration of Mr. Rainey's past disciplinary action. The Board denies the license to protect the health, safety and welfare of the public by ensuring that licensees understand the duties and responsibilities of licensure. Based on the record the Board is unconvinced that Rainey understands the duties of a licensee and licensing Rainey would not be in the interest of the public at this time. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Pineda and Odems.

**01927, Dion Antrone Rainey**

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

In the matter of **File Number 2019-00650, Michael Thomas Bruck**, the Board reviewed the Consent Order as seen and agreed to by Mr. Bruck. A motion was made by Ms. Grimsley and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Mr. Bruck admits to a violation of 18 VAC 135-20-260.6 (Count 1) of the Board's 2015 Regulations, and agrees to \$150.00 in Board costs, for a total of \$150.00. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Odems and Pineda. Ms. Johnson did not vote in this matter.

**File Number 2019-00650, Michael Thomas Bruck**

In the matter of **File Number 2019-00233, Philip Edwood Robinson**, the Board reviewed the Consent Order as seen and agreed to by Mr. Robinson. A motion was made by Ms. Davis and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Mr. Robinson admits to a violation of 18 VAC 135-20-260.6 (Count 1) of the Board's 2015 Regulations, and agrees to \$150.00 in Board costs, for a total of \$150.00. Further, for violation of Count 1, Robinson agrees to a two (2) year probation of his license as of the effective date of the Order. During the two (2) year probation, Robinson agrees to comply with the regulations of the Real Estate Board; and to provide to the Board, on a quarterly basis and in a form acceptable to the Board, a written statement from

**File Number 2019-00233, Philip Edwood Robinson**

DRAFT AGENDA  
Materials contained in this agenda are proposed and are not to be construed as representing an official Board position.  
DRAFT AGENDA

Robinson and his principal broker that Robinson is in compliance with the regulations of the Real Estate Board. If Robinson violates any terms of the probation, his license may be revoked, pending review by the Board. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson, Odems and Pineda.

In the matter of **File Number 2018-02625, Ruchi Kapani**, the Board reviewed the Consent Order as seen and agreed to by Ms. Kapani. Ruchi Kapani, respondent, was present and addressed the Board to request an Informal Fact-Finding Conference. The case was remanded to an Informal Fact-Finding Conference. No action was taken by the Board.

**File Number 2018-02625, Ruchi Kapani**

In the matter of **File Number 2019-01827, Thai Vuong**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. A motion was made by Ms. Johnson and seconded by Ms. Davis to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to deny Mr. Vuong's application for a real estate broker's license as he did not provide sufficient evidence that he has equivalent experience to that which is required therefore he has not been actively engaged as a real estate salesperson and/or broker for 36 of the 48 months preceding his application. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Grimsley, Johnson and Odems. Ms. Pineda did not vote in this matter.

**File Number 2019-01827, Thai Vuong**

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

In the matter of **File Number 2019-01830, Sreenivasa Gonuguntla**, 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. Sreenivasa Gonuguntla, applicant, was present and addressed the Board. A motion was made by Ms. Johnson and seconded by Ms. Davis to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and approve Mr. Gonuguntla's application for a real estate broker's license. The motion passed unanimously. Members voting "Yes" were Bower, Davis,

**File Number 2019-01830, Sreenivasa Gonuguntla**

Grimsley, Johnson, Odems and Pineda.

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

In the matter of **File Number 2018-02517, Estella Marie Stanley**, the Board reviewed the Consent Order as seen and agreed to by Ms. Stanley. A motion was made by Ms. Grimsley and seconded by Ms. Johnson to accept the proposed Consent Order offer wherein Ms. Stanley admits to a violation of §54.1-2135.E (Count 1) of the *Code of Virginia*, and 18 VAC 135-20-270.3 (Count 2) of the Board's 2015 Regulations, and agrees to \$500.00 for the violation contained in Count 1, \$1,150.00 for the violation contained in Count 2, as well as \$150.00 in Board costs, for a total of \$1,800.00. In addition, Stanley agrees to complete at least the number of classroom hours, as specified below, of Board-approved continuing education and provide proof of attendance and successful completion to the Board within six (6) months of the effective date of the Consent Order. The courses must be completed in the classroom.

- For violation of Count 1, three (3) hours pertaining to Property Management; and
- For violation of Count 2, two (2) hours pertaining to Real Estate Agency.

It is acknowledged that satisfactory completion of the above referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Grimsley, Johnson, Odems and Pineda.

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

In the matter of **File Number 2018-02766, John Nicolas Crisafulli**, the Board reviewed the Consent Order as seen and agreed to by Mr. Crisafulli. A motion was made by Ms. Grimsley and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Mr. Crisafulli admits to a violation of 18 VAC 135-20-260.11.1 (Count 1) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$1,250.00 for the violation contained in Count 1, as well as

**File Number 2018-02517, Estella Marie Stanley**

**File Number 2018-02766, John Nicolas Crisafulli**

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

\$150.00 in Board costs, for a total of \$1,400.00. In addition, for the violation of Count 1, Crisafulli agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Ethics and Standards of Conduct and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Grimsley, Johnson, Pineda and Odems.

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

In the matter of **File Number 2018-01905, Joshua Brian Romano**, 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. Johnson and seconded by Ms. Grimsley to find a violation of 18 VAC 135-20-210 (Count 1) of the Board's 2015 Regulations. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Grimsley, Johnson, Pineda and Odems.

**File Number 2018-01905, Joshua Brian Romano**

A motion was made by Ms. Johnson and seconded by Ms. Grimsley to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose a monetary penalty of \$500.00 for the violation contained in Count 1, for a total of \$500.00. In addition, for violation of Count 1, Romano shall be placed on probation and required to complete at least two (2) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts and at least two (2) classroom hours of Board-approved continuing education pertaining to Legal Updates and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously.

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



Members voting “Yes” were Bower, Davis, Grimsley, Johnson, Pineda and Odems.

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

In the matter of **File Number 2018-02114, Keith Ryan Hinton**, 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. Johnson and seconded by Ms. Pineda to find no violation of 18 VAC 135-20-190.B and close the file. The motion passed unanimously. Members voting “Yes” were Bower, Davis, Johnson, Pineda and Odems.

**File Number 2018-02114, Keith Ryan Hinton**

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

In the matter of **File Number 2018-01883, Traci Lynn Morris Cole**, 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. Traci Lynn Morris-Cole, respondent, Lawrence Marshall, II, attorney for the respondent, and Bill Burke, witness, were present and addressed the Board. A motion was made by Ms. Grimsley and seconded by Ms. Johnson to find a violation of 18 VAC 135-20-260.5 (Count 1) of the Board’s 2015 Regulations. The motion passed unanimously. Members voting “Yes” were Bower, Davis, Grimsley, Johnson, Pineda and Odems.

**File Number 2018-01883, Traci Lynn Morris Cole**

A motion was made by Ms. Grimsley and seconded by Ms. Johnson to amend the recommendation contained in the Summary of the Informal Fact-Finding Conference and instead, for the violation of Count 1, impose a six (6) month suspension of Morris Cole’s broker license with the simultaneous issuance of a salesperson license during the suspension. The motion passed unanimously. Members voting “Yes” were Bower, Davis, Grimsley, Johnson, Pineda and Odems.

As the presiding Board member, Ms. Gatewood did not vote or

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

participate in the discussion in this matter.

Mr. Odems turned the position of Chair over to Ms. Grimsley and recused himself from the meeting.

**Transfer of Chair**

In the matter of **File Number 2019-00889, Edward R. Lang**, the Board reviewed the Consent Order as seen and agreed to by Mr. Lang. A motion was made by Ms. Davis and seconded by Ms. Johnson to accept the proposed Consent Order offer wherein Mr. Lang admits to a violation of 18 VAC 135-20-260.11 (Count 1) of the Board's 2015 Regulations, and agrees to \$150.00 in Board costs, for a total of \$150.00. In addition for the violation of Count 1, Lang agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Property Management and provide proof of attendance and successful completion within nine (9) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson and Pineda.

**File Number 2019-00889, Edward R. Lang**

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

In the matter of **File Number 2019-00413, Zhihao Hall Wang**, the Board reviewed the Consent Order as seen and agreed to by Mr. Wang. A motion was made by Ms. Johnson and seconded by Ms. Gatewood to accept the proposed Consent Order offer wherein Mr. Wang admits to a violation of 18 VAC 135-20-260.12 (Count 1) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$1,800.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$1,950.00. In addition for the violation of Count 1, Wang agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Property Management and provide proof of attendance and successful completion within nine (9) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if

**File Number 2019-00413, Zhihao Hall Wang**

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

applicable, for renewal or reinstatement of license. The motion passed unanimously. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson and Pineda.

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

Mr. Odems returned and assumed the position of Chair.

In the matter of **File Number 2018-02265, Jennifer Elizabeth Lamb**, the Board reviewed the Consent Order as seen and agreed to by Ms. Lamb. A motion was made by Ms. Davis and seconded by Ms. Grimsley to accept the proposed Consent Order offer wherein Ms. Lamb admits to a violation of §54.1-2132.A.4 (Count 1) of the *Code of Virginia*, and agrees to a monetary penalty of \$500.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$650.00. In addition, for violation of Count 1, Lamb agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson, Pineda and Odems.

In the matter of **File Number 2019-00606, Mary Brown Snellings**, the Board reviewed the Consent Order as seen and agreed to by Ms. Snellings. A motion was made by Ms. Johnson and seconded by Ms. Gatewood to accept the proposed Consent Order offer wherein Ms. Snellings 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 (Count 2) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$500.00 for the violation contained in Count 1, \$1,000.00 for the violation of Count 2, as well as \$150.00 in Board costs, for a total of \$1,650.00. In addition, for violation of Count 1, Snellings agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management and for violation of Count

**Transfer of Chair**

**File Number 2018-02265, Jennifer Elizabeth Lamb**

**File Number 2019-00606, Mary Brown Snellings**

DRAFT AGENDA  
Materials contained in this agenda are proposed for discussion and are not to be construed as a resignation or official Board position.  
DRAFT AGENDA

2, Snellings agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson, Pineda and Odems.

In the matter of **File Number 2019-00565, Mikisha Nicole Joseph**, the Board reviewed the Consent Order as seen and agreed to by Ms. Joseph. A motion was made by Ms. Grimsley and seconded by Ms. Johnson to accept the proposed Consent Order offer wherein Ms. Joseph admits to a violation of 18 VAC 135-20-260.12.h (Count 1) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$500.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$650.00. In addition for the violation of Count 1, Joseph agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson, Pineda and Odems.

**File Number 2019-00565, Mikisha Nicole Joseph**

In the matter of **File Number 2019-00536, Marlene Wilson Hall**, the Board reviewed the Consent Order as seen and agreed to by Ms. Hall. A motion was made by Ms. Davis and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Ms. Hall admits to a violation of 18 VAC 135-20-190.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 for the violation of Count 1, Hall agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Real Estate

**File Number 2019-00536, Marlene Wilson Hall**

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

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

In the matter of **File Number 2019-00382, Ghada Mansur Barakat**, the Board reviewed the Consent Order as seen and agreed to by Ms. Barakat. A motion was made by Ms. Johnson and seconded by Ms. Davis to accept the proposed Consent Order offer wherein Ms. Barakat admits to a violation of 18 VAC 135-20-300.6 (Count 1) of the Board's 2015 Regulations, and a violation of 18 VAC 135-20-310.2 (Count 2) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$650.00 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 \$1,450.00. In addition, for violation of Count 1, Barakat 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, Barakat agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Ethics and Standards of Conduct and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson, Pineda and Odems.

**File Number 2019-00382, Ghada Mansur Barakat**

In the matter of **File Number 2019-00377, Lemoin Barrett Cree**, the Board reviewed the Consent Order as seen and agreed to by Mr. Cree. A motion was made by Ms. Grimsley and seconded by Ms. Davis to accept the proposed Consent Order offer wherein Mr. Cree admits to a violation of 18 VAC 135-20-260.11.g (Count 1) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$500.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of

**File Number 2019-00377, Lemoin Barrett Cree**

DRAFT AGENDA  
Materials contained herein are for discussion purposes only and should not be construed as regulation or official Board position.  
DRAFT AGENDA

\$650.00. In addition, for violation of Count 1, Cree agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson, Pineda and Odems.

In the matter of **File Number 2019-00226, Pernille Lauridsen Carter dba Pernille Carter**, the Board reviewed the Consent Order as seen and agreed to by Ms. Carter. A motion was made by Ms. Gatewood and seconded by Ms. Davis to accept the proposed Consent Order offer wherein Ms. Carter admits to a violation of 18 VAC 135-20-260.11.g (Count 1) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$500.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$650.00. In addition, for violation of Count 1, Carter 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 of all required course(s) within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson, Pineda and Odems.

**File Number 2019-00226, Pernille Lauridsen Carter dba Pernille Carter**

In the matter of **File Number 2018-03296, Jeffrey Thomas Luster**, the Board reviewed the Consent Order as seen and agreed to by Mr. Luster. A motion was made by Ms. Johnson and seconded by Ms. Pineda to accept the proposed Consent Order offer wherein Mr. Luster admits to a violation of 18 VAC 135-20-210 (Count 1) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$500.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$650.00. In addition, for violation of Count 1, Luster agrees to complete at least three (3) classroom hours of Board-

**File Number 2018-03296, Jeffrey Thomas Luster**

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

approved continuing education pertaining to Real Estate Agency and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson, Pineda and Odems.

In the matter of **File Number 2018-03150, Jacob Morgan Redd**, the Board reviewed the Consent Order as seen and agreed to by Mr. Redd. A motion was made by Ms. Grimsley and seconded by Ms. Johnson to accept the proposed Consent Order offer wherein Mr. Redd admits to a violation of 18 VAC 135-20-260.11.g (Count 1) of the Board's 2015 Regulations, and a violation of 18 VAC 135-20-310.2 (Count 2) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$500.00 for the violation 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, Redd agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management and for violation of Count 2, Redd agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson, Pineda and Odems.

**File Number 2018-03150, Jacob Morgan Redd**

In the matter of **File Number 2018-03083, Wanda G. Fears**, the Board reviewed the Consent Order as seen and agreed to by Ms. Fears. A motion was made by Ms. Davis and seconded by Ms. Johnson to accept the proposed Consent Order offer wherein Ms. Fears admits to a violation of §54.1-2132.A.4 (Count 1) of the *Code of Virginia*, and agrees to a monetary penalty of \$500.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$650.00. In

**File Number 2018-03083, Wanda G. Fears**

DRAFT AGENDA  
Materials contained herein are for discussion and review only and should not be construed as regulation or official Board position.  
DRAFT AGENDA

in addition, for violation of Count 1, Fears agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson, Pineda and Odems.

In the matter of **File Number 2018-01883, Traci Lynn Morris Cole, t/a Traci Lynn Morris Cole**, a motion was made by Ms. Johnson and seconded by Ms. Grimsley to reopen the case to correct an administrative matter. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Grimsley, Johnson, Pineda and Odems.

**File Number 2018-01883, Traci Lynn Morris Cole, t/a Traci Lynn Morris Cole**

A motion was made by Ms. Johnson and seconded by Ms. Grimsley to find a violation of 18 VAC 135-20-260.6 (Count 1) of the Board's 2015 Regulations instead of the typographical error stated as 18 VAC 135-20-260.5 (Count 1) listed in the Summary of the Informal Fact-Finding Conference noted previously. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Grimsley, Johnson, Pineda and Odems.

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

A motion was made by Ms. Grimsley and seconded by Ms. Davis to approve payment in the amount of \$4,434.84 to Kaufman & Canoles, attorneys at law, for legal services provided for receivership in VA Real Estate Board v. The Rental Group I, LLC t/a The Rental (CL 14000461-00). The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson, Odems and Pineda.

**Administrative Issues**

The Board reviewed the report from the April 3, 2019, Real Estate Board Education Committee meeting. A motion was made by Ms. Grimsley and seconded by Ms. Gatewood to accept the Education Committee meeting report. The motion

**Education**

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



passed unanimously. Members voting “Yes” were Bower, Davis, Gatewood, Grimsley, Johnson, Odems and Pineda.

There being no further business, the Board adjourned at 11:46 A.M.

**Adjourn**

---

Steve Hoover, Chair

---

Mary Broz-Vaughan, Acting Secretary

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