

REAL ESTATE BOARD
MINUTES OF MEETING

January 23, 2020

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

Stephen Hoover, Chair
Lynn Grimsley
Libby Gatewood
Margaret Davis
Mayra Pineda
Candice Bower
Ibrahim Moiz
Sharon Johnson

Board members absent from the meeting: Lee Odems, Vice-Chair

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

Mary Broz-Vaughan, Director
Liz Hayes, Fair Housing Administrator
Deanda Shelton, Assistant Fair Housing Administrator
Jim Chapman, Board Administrator
Emily Trent, Administrative Assistant
Angela Keefe-Thomas, Fair Housing Investigator
Karen Taylor, Fair Housing Investigator
Loraine Schroeder, Fair Housing Investigator
Dominica McGowen, Fair Housing Investigator

Joshua Laws, Tom Payne and Helen Hardiman from the Office of the Attorney General were present.

Mr. Hoover called the meeting to Order at 10:03 A.M.

Call to Order

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

Agenda

A motion was made by Ms. Grimsley and seconded by Ms. Davis to adopt the November 14, 2019, Fair Housing Sub-Committee Meeting minutes; November 14, 2019, Real Estate Board Meeting minutes; and November 14, 2019, Real Estate Board Regulatory Review Committee Meeting minutes. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz 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 **Jaelen Wright v. S. L. Nusbaum Realty Company & Bridgeport, LP, REB File Number 2020-00288**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. James Wood, 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 complainant by refusing to make a reasonable accommodation based upon disability. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz and Pineda.

In the matter of **Shari Morrison v. Terri Newsome, Lynda Shackelford, Virginia Beach Investment Co. and Larrymore Organization, Inc., REB File Number 2019-02197**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis. A motion was made by Ms. Grimsley and seconded by Ms. Johnson to find no reasonable cause the respondents discriminated against the complainant by offering discriminatory terms, conditions, privileges or services and facilities based on the complainant's sex or retaliated against the complainant for exercising her fair housing rights. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz and Pineda.

In the matter of **Marqueetta Bates v. S. L. Nusbaum Realty Company and American Tobacco Holdings LLC, REB File Number 2019-03223**, the Board reviewed the record which

Minutes

Public Comment

Fair Housing Administrator's Report

Jaelen Wright v. S. L. Nusbaum Realty Company & Bridgeport, LP, REB File Number 2020- 00288

Shari Morrison v. Terri Newsome, Lynda Shackelford, Virginia Beach Investment Co. and Larrymore Organization, Inc., REB File Number 2019-02197

Marqueetta Bates v. S. L. Nusbaum Realty Company and

consisted of the Final Investigative Report, and Case Analysis. James Wood, 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 to believe the respondents discriminated against the complainant by refusing to rent based on race or sex. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz and Pineda.

In the matter of **Anthony and Heidi Coppola v. McEnearney Associates, Inc. Cynthia A. Troupe and Lisa Hayes Jankowski, REB File Number 2019-02983**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis. Heidi Coppola, complainant, submitted a written statement which was presented to the Board. J. C. Cancelleri, attorney for McEnearney Associates, Inc. and Cynthia A. Troupe, respondents, and Gregory DuMont, attorney for Lisa Hayes Jankowski, respondent, were 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 offering discriminatory terms and conditions or refusing to continue renting or otherwise make housing unavailable based on religion. The motion passed unanimously. Members voting "Yes" were Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz and Pineda. Ms. Bower recused herself, and abstained from voting in this matter due to potential conflict of interest.

In the matter of **Tawuana Brown v. Hearndon-Galberry, LLC t/a Hillpoint Woods Apartments, Ashby Development, LLC and Patrick Reynolds, REB File Number 2019-02484**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis. Tawuana Brown, complainant, and Barrie Bowers, attorney for the respondents, were present and addressed the Board. A motion was made by Ms. Grimsley and seconded by Ms. Johnson to find no reasonable cause to believe the respondents discriminated against the complainant by discriminating in the terms and conditions of a rental or refusing to rent or otherwise make housing unavailable based on race. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz and Pineda.

In the matter of **Danielle M. Crowley v. PRG Real Estate Management, Inc. and North Falls Master Tenant LLC,**

American Tobacco Holdings LLC, REB File Number 2019-03223

Anthony and Heidi Coppola v. McEnearney Associates, Inc. Cynthia A. Troupe and Lisa Hayes Jankowski, REB File Number 2019-02983

Tawuana Brown v. Hearndon-Galberry, LLC t/a Hillpoint Woods Apartments, Ashby Development, LLC and Patrick Reynolds, REB File Number 2019-02484

Danielle M. Crowley v. PRG Real Estate

REB File Number 2019-02705, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis. Danielle M. Crowley, complainant, and Bob Perrow, attorney for the respondents, were present and addressed the Board. A motion was made by Ms. Grimsley and seconded by Ms. Johnson to find no reasonable cause to believe the respondents discriminated against the complainant by failing to make a reasonable accommodation or by otherwise making housing unavailable based on disability. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz and Pineda.

In the matter of **Sharon Lassister v. Berkeley Realty Property Management, Inc. and 1985 Algonquin Trail, LLC, REB File Number 2020-00146**, a motion was made by Ms. Grimsley and seconded by Ms. Johnson to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz and Pineda.

In the matter of **Kurt Dadd v. Rocketts Block 18 LLC and PRG Real Estate Management, Inc., REB File Number 2019-02984**, a motion was made by Ms. Grimsley and seconded by Ms. Johnson to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz and Pineda.

In the matter of **Kenneth Hauge and Liv Hauge v. Community Realty Company and The Evergreens at Smith Run LLC, REB File Number 2019-01244**, a motion was made by Ms. Grimsley and seconded by Ms. Johnson to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz and Pineda.

In the matter of **File Number 2020-00623, Thomas Allen Hill**, 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. Thomas Allen Hill, applicant, was present and addressed the Board. A motion was made by Ms. Gatewood and seconded by Ms.

Management, Inc. and North Falls Master Tenant LLC, REB File Number 2019-02705

Sharon Lassister v. Berkeley Realty Property Management, Inc. and 1985 Algonquin Trail, LLC, REB File Number 2020-00146

Kurt Dadd v. Rocketts Block 18 LLC and PRG Real Estate Management, Inc., REB File Number 2019-02984

Kenneth Hauge and Liv Hauge v. Community Realty Company and The Evergreens at Smith Run LLC, REB File Number 2019-01244

File Number 2020-00623, Thomas Allen Hill

Johnson to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* approve Mr. Hill's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz and Pineda.

In the matter of **File Number 2020-00947, Andre Joseph Lovell, II**, 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. Lovell's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz and Pineda.

File Number 2020-00947, Andre Joseph Lovell, II

In the matter of **File Number 2020-00949, Jovanta Lionel Verdun**, 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. Verdun's application for a real estate salesperson's license, subject to an agreement for licensure for a period of one year wherein Mr. Verdun's and his broker will provide quarterly reports to the Board. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz and Pineda.

File Number 2020-00949, Jovanta Lionel Verdun

In the matter of **File Number 2020-00621, Kim Rane'e Day Wiggs**, 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. Kim Rane'e Day Wiggs, applicant, was present and addressed the Board. A

File Number 2020-00621, Kim Rane'e Day Wiggs

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) to deny Ms. Day-Wigg's application for a salesperson's license based upon the record. After review of the facts, the information obtained at the IFF, and in consideration of the criteria contained in §54.1-204.B of the *Code of Virginia*, the Board determined it could not protect the health, safety and welfare of the public due to the nature and seriousness of the crimes, the relationship of her crimes to the purpose for licensure to engage in the profession and the nature and extent of her past criminal activity, and agreed it would be negligent to grant a license and voted to deny the license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz and Pineda.

In the matter of **File Number 2019-02764, Woo Sik Oh, t/a Edward Oh**, 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 Mr. Moiz and seconded by Ms. Bower to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) to deny Mr. Oh's application for a salesperson's license based upon the record. After review of the facts, the information obtained at the IFF, and in consideration of the criteria contained in §54.1-204.B of the *Code of Virginia*, the Board determined it could not protect the health, safety and welfare of the public due to the nature and seriousness of the crimes, and the relationship of his crimes to the purpose for licensure to engage in the profession and agreed it would be negligent to grant a license and voted to deny the license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

File Number 2019-02764, Woo Sik Oh, t/a Edward Oh

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

In the matter of **File Number 2020-00058, Ronald Patrick Frank**, 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

File Number 2020-00058, Ronald Patrick Frank

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 approve Mr. Frank's application for a real estate broker's license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Grimsley, Hoover, Johnson, Moiz 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 2018-00425, Elizabeth Marshall Powell, t/a Elizabeth M. Powell**, 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. Elizabeth Marshall Powell, respondent, Richard Thorsey, attorney for the respondent, and Lawrence Marshall, II, attorney for Frank Hardy, and Hardy Real Estate, complainants, were present and addressed the Board. Ms. Powell read a statement to the Board from her broker, Justin H. Wiley. A motion was made by Ms. Grimsley and seconded by Ms. Davis to amend the recommendation of the Informal Fact-Finding Conference in Counts 1-4 regarding the education sanctioned categories to the following: three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management, two (2) classroom hours of Board-approved education pertaining to Real Estate Board Regulations, three (3) classroom hours of Board-approved education related to Agency, and one (1) classroom hour related to Contracts. The motion passed by majority vote. Members voting "Yes" were Bower, Davis, Grimsley, Hoover, Moiz, and Pineda. Member voting "No" was Johnson.

File Number 2018-00425, Elizabeth Marshall Powell, t/a Elizabeth M. Powell

A motion was made by Mr. Moiz and seconded by Ms. Davis to find a violation of 18 VAC 135-20-180.C.4 (Count 1) of the Board's 2015 Regulations, a violation of 18 VAC 135-20-180.A.2 (Count 2) of the Board's 2015 Regulations, a violation of 18 VAC 135-20-180.C.2 (Count 3) and a violation of 18 VAC 135-20-260.12.b (Count 4) of the Board's 2015 Regulations. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

A motion was made by Ms. Grimsley and seconded by Ms. Davis to amend the recommendation contained in the Summary of the Informal Fact-Finding Conference and impose a monetary penalty of \$1,000.00 for the violation contained in Count 1, \$1,500.00 for the violation contained in Count 2, \$1,000.00 for the violation contained in Count 3, and \$2,000.00 for the violation contained in Count 4, for a total of \$5,500.00. The Board also imposes the following sanctions: For violation of Counts 1-4, Powell's license is placed on probation and required to complete three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management, two (2) classroom hours of Board-approved education pertaining to Real Estate Board Regulations, three (3) classroom hours of Board-approved education related to Agency, and one (1) classroom hour related to Contracts. Such course(s) shall be completed in a classroom. Further, Powell shall provide evidence acceptable to the Board that Powell has successfully completed the course(s) within six (6) months of the effective date of the Order. The above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation. In addition, license revocation is imposed for violation of Counts 1-4. The Board imposed revocation due to the seriousness of Powell's actions and risk of harm to the public. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Grimsley, Hoover, Johnson, Moiz 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 2019-02818, Kelly Marie Nicol Matthews, t/a Kelly Matthews**, the Board reviewed the Consent Order as seen and agreed to by Ms. Matthews. A motion was made by Ms. Grimsley and seconded by Ms. Davis to accept the proposed Consent Order offer wherein Ms. Matthews 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 \$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, Matthews agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management and provide proof of attendance and successful completion within six (6) months of the effective date of the order. The course(s)

File Number 2019-02818, Kelly Marie Nicol Matthews, t/a Kelly Matthews

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, Hoover, Johnson, Moiz 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 2019-02616, Tiffany St. John Catlin**, the Board reviewed the Consent Order as seen and agreed to by Ms. Catlin. A motion was made by Ms. Davis and seconded by Ms. Johnson to accept the proposed Consent Order offer wherein Ms. Catlin admits to a violation of 18 VAC 135-20-260.11.j (Count 1) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$750.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$900.00. In addition, for violation of Count 1, Catlin agrees to complete at least three (3) 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. Members voting "Yes" were Bower, Davis, Gatewood, Hoover, Johnson, Moiz and Pineda.

File Number 2019-02616, Tiffany St. John Catlin

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

Mr. Hoover turned the position of Chair over to Ms. Johnson and recused himself from the meeting.

Transfer of Chair

In the matter of **File Number 2018-03330, Jason Eric Dehlin**, the Board reviewed the record which consisted of the investigative file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. A motion was made by Ms. Davis and seconded by Ms. Bower to find a violation of 18 VAC 135-20-300.9 (Count 1) of the

File Number 2018-03330, Jason Eric Dehlin

Board's 2015 Regulations, a violation of 18 VAC 135-20-280 (Count 2) of the Board's 2015 Regulations, and a violation of 18 VAC 135-20-170.A.1 (Count 3) of the Board's 2015 Regulations. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Johnson, Moiz, and Pineda.

A motion was made by Ms. Gatewood and seconded by Ms. Pineda 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, \$1,450.00 for the violation contained in Count 2, and \$550.00 for the violation contained in Count 3, for a total of \$2,500.00. The Board also imposes the following sanctions: For violation of Count 1, Dehlin's license will be placed on probation and Dehlin will be required to complete one (1) classroom hour of Board-approved continuing education pertaining to Real Estate Contracts. For violation of Count 2, Dehlin's license will be placed on probation and Dehlin will be required to complete one (1) classroom hour of Board-approved continuing education pertaining to Legal Updates and Emerging Trends. In addition, for violation of Count 3, Dehlin's license will be placed on probation and Dehlin will be required to complete one (1) classroom hour of Board-approved continuing education pertaining to Board Regulations. Such course(s) shall be completed in a classroom. Further, Dehlin shall provide evidence acceptable to the Board that he successfully completed the course(s) within six (6) months of the effective date of the Order. 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, Johnson, Moiz, and Pineda.

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

In the matter of **File Number 2019-02397, Wilson Clinton Ricks**, the Board reviewed the Consent Order as seen and agreed to by Mr. Ricks. A motion was made by Ms. Davis and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Mr. Ricks admits to a violation of 18 VAC 135-

File Number 2019-02397, Wilson Clinton Ricks

20-260.12.i (Count 1) of the Board's 2015 Regulations, and a violation of 18 VAC 135-20-220.A.2 (Count 2) of the Board's 2015 Regulations and agrees to a monetary penalty of \$500.00 for the violation of Count 1, \$300.00 for the violation contained in Count 2, as well as \$150.00 in Board costs, for a total of \$950.00. In addition, Ricks 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, four (4) hours pertaining to Real Estate Contracts; and
- For violation of Count 2, four (4) hours pertaining to Ethics and Standards of Conduct.

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, Moiz and Pineda.

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

Mr. Hoover returned and assumed the position of Chair.

In the matter of **File Number 2019-02731, Lisa Rene Sinibaldi**, the Board reviewed the Consent Order as seen and agreed to by Ms. Sinibaldi. A motion was made by Ms. Grimsley and seconded by Ms. Johnson to accept the proposed Consent Order offer wherein Ms. Sinibaldi admits to a violation of 18 VAC 135-20-300.6 (Count 1) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$600.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$750.00. In addition, for violation of Count 1, Sinibaldi 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

Transfer of Chair

File Number 2019-02731, Lisa Rene Sinibaldi

education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz and Pineda.

In the matter of **File Number 2019-02895, Elaine L. Angelini, t/a Elaine Angelini**, the Board reviewed the Consent Order as seen and agreed to by Ms. Angelini. A motion was made by Ms. Gatewood and seconded by Ms. Davis to accept the proposed Consent Order offer wherein Ms. Angelini 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, Angelini agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz and Pineda.

File Number 2019-02895, Elaine L. Angelini, t/a Elaine Angelini

In the matter of **File Number 2019-02684, Maxwell B. Sarpong**, the Board reviewed the Consent Order as seen and agreed to by Mr. Sarpong. A motion was made by Ms. Johnson and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Mr. Sarpong admits to a violation of 18 VAC 135-20-300.6 (Count 1) of the Board's 2015 Regulations, a violation of 18 VAC 135-20-260.11.g (Count 2) of the Board's 2015 Regulations, and a violation of 18 VAC 135-20-310.2 (Count 3) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$600.00 for the violation of Count 1, \$700.00 for the violation of Count 2, and \$800.00 for the violation of Count 3, as well as \$150.00 in Board costs, for a total of \$2,250.00. In addition, for violation of Count 1, Sarpong 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

File Number 2019-02684, Maxwell B. Sarpong

order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz and Pineda.

In the matter of **File Number 2019-02601, Christine Jennifer Armintrout, t/a Christine Armintrout**, the Board reviewed the Consent Order as seen and agreed to by Ms. Armintrout. A motion was made by Ms. Johnson and seconded by Ms. Davis to accept the proposed Consent Order offer wherein Ms. Armintrout admits to a violation of 18 VAC 135-20-260.11 (Count 1) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$1,450.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$1,600.00. In addition, for violation of Count 1, Armintrout agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Ethics and Standards of Conduct and provide proof of attendance and successful completion within six (6) months of the effective date of the order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz and Pineda.

File Number 2019-02601, Christine Jennifer Armintrout, t/a Christine Armintrout

In the matter of **File Number 2019-02594, Laura Ann Hallman, t/a Lauren Hallman**, the Board reviewed the Consent Order as seen and agreed to by Ms. Hallman. A motion was made by Ms. Johnson and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Ms. Hallman 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 \$550.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$700.00. In addition, for violation of Count 1, Hallman agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Real Estate Agency and provide proof of attendance and successful completion within six (6) months of the effective date of the order. The course(s) must be completed in the classroom. It is acknowledged that

File Number 2019-02594, Laura Ann Hallman, t/a Lauren Hallman

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

In the matter of **File Number 2019-01744, Matthew Nelsen Herrick, t/a Matt Herrick**, the Board reviewed the Consent Order as seen and agreed to by Mr. Herrick. A motion was made by Ms. Grimsley and seconded by Ms. Davis to accept the proposed Consent Order offer wherein Mr. Herrick admits to a violation of 18 VAC 135-20-260.11.g (Count 1) of the Board's 2015 Regulations, a violation of §54.1-2133.A.4 (Count 2) of the *Code of Virginia*, and a violation of 18 VAC 135-20-300.6 (Count 3) 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 contained in Count 2, and \$600.00 for the violation contained in Count 3, as well as \$150.00 in Board costs, for a total of \$1,900.00. In addition, Herrick 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 nine (9) 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 Ethics and Standards of Conduct;
- For violation of Count 2, three (3) hours pertaining to Escrow Management; and
- For violation of Count 3, three (3) hours pertaining to Property Management.

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

In the matter of **File Number 2019-01516, Carlton H. Lafoon, Jr. t/a Kip Lafoon**, the Board reviewed the Consent Order as seen and agreed to by Mr. Lafoon. A motion was made by Ms. Grimsley and seconded by Ms. Davis to accept

File Number 2019-01744, Matthew Nelsen Herrick, t/a Matt Herrick

File Number 2019-01516, Carlton H. Lafoon, Jr. t/a Kip Lafoon

the proposed Consent Order offer wherein Mr. Lafoon admits to a violation of 18 VAC 135-20-260.11.a; and 18 VAC 135-20-260.11.d (Count 1) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$200.00 for the violation 18 VAC 135-20-260.11.a; and \$850.00 for the violation of 18 VAC 135-20-260.11.d; as well as \$150.00 in Board costs, for a total of \$1,200.00. In addition, for violation of Count 1, Lafoon agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Broker Management and Supervision and provide proof of attendance and successful completion within six (6) months of the effective date of the order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz and Pineda.

In the matter of **File Number 2019-01399, Jennifer Leigh Jesse, t/a Jennifer Jesse**, the Board reviewed the Consent Order as seen and agreed to by Ms. Jesse. A motion was made by Ms. Grimsley and seconded by Ms. Davis to accept the proposed Consent Order offer wherein Ms. Jesse admits to a violation of 18 VAC 135-20-310.2 (Count 1) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$650.00 for 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, Jesse 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, Hoover, Johnson, Moiz and Pineda.

File Number 2019-01399, Jennifer Leigh Jesse, t/a Jennifer Jesse

In the matter of **File Number 2019-00715, Chase Valentino Womack, t/a Chase Womack**, the Board reviewed the Consent Order as seen and agreed to by Mr. Womack. A

File Number 2019-00715, Chase Valentino Womack,

motion was made by Ms. Johnson and seconded by Ms. Davis to accept the proposed Consent Order offer wherein Mr. Womack admits to a violation of 18 VAC 135-20-270.3 (Count 1) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$1,250.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$1,400.00. In addition, for violation of Count 1, Womack agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Ethics and Standards of Conduct and at least three (3) classroom hours of the 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, Hoover, Johnson, Moiz and Pineda.

t/a Chase Womack

In the matter of **File Number 2019-02917, Kyle Grayson Bell**, the Board reviewed the Consent Order as seen and agreed to by Mr. Bell. A motion was made by Ms. Johnson and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Mr. Bell 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, and \$600.00 for the violation contained in Count 2, as well as \$150.00 in Board costs, for a total of \$1,250.00. In addition, for violation of Count 1, Bell agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz and Pineda.

File Number 2019-02917, Kyle Grayson Bell

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

Administrative Issues

A motion was made by Ms. Davis and seconded by Ms. Johnson to approve the proposed language for 18 VAC 135-20-20. Necessity for license, and file an exempt regulatory action to amend the Real Estate regulations as proposed to conform to amendments made to §§ 59.1-69 through 59.1-76 of the *Code of Virginia* which went into effect January 1, 2020. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz and Pineda.

The Board considered the request of Sandra Jacobs to appoint herself to carry on the business of her late husband, William N. Jacobs, who was the broker of William N. Jacobs t/a Billy Jacobs & Company for 180 days in order to close out the real estate business of William N. Jacobs t/a Billy Jacobs & Company in accordance with §54.1-2109 of the *Code of Virginia*. A motion was made by Ms. Johnson and seconded by Ms. Davis to allow Sandra Jacobs, to close out the real estate business of William N. Jacobs t/a Billy Jacobs & Company in accordance with §54.1-2109 of the *Code of Virginia*. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz and Pineda.

Tom Payne gave the Board a litigation update. No action was taken by the Board.

Litigation Update

The Board reviewed the report from the January 22, 2020, Real Estate Board Education Committee meeting. A motion was made by Ms. Grimsley and seconded by Ms. Davis to accept the Education Committee meeting report. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz and Pineda.

Education

The Board discussed creating a guidance document regarding real estate teams. No action was taken by the Board.

New Business

There being no further business, the Board adjourned at 11:57 A.M.

Adjourn



Stephen Hoover, Chair



Mary Broz-Vaughan, Secretary

**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: January 23, 2020
(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

Steve Hoover

Date

1/23/2020

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

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

1. Name: Libby Gatewood
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board
(Name of Board)
4. Meeting/IFF Date: January 23, 2020
(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

1/23/20
Date

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

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

1. Name: Mayra Pineda
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board
(Name of Board)
4. Meeting/IFF Date: January 23, 2020
(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

1/23/2020
Date

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

TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government

1. Name: Margaret D. Davis
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board
(Name of Board)
4. Meeting/IFF Date: January 23, 2020
(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

1/23/20
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: January 23, 2020
(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

1/23/2020
Date

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

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

1. Name: Ibrahim A. Moiz
(Name of Board Member)

2. Title: Board Member

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

4. Meeting/IFF Date: January 23, 2020
(Date)

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

N/A
(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.

Ibrahim A. Moiz
Signature

1/23/20
Date

STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT

TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government

1. Name: Candice Bower
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board
(Name of Board)
4. Meeting/IFF Date: January 23, 2020
(Date)

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

Fair housing case 2019-0298.3
(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:

McCearney Associates, Inc

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

or

I did not participate in the transaction.

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

Candice Bower
Signature

1/23/2020
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: January 23, 2020
(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 Johnson
Signature

1/23/2020
Date