

REAL ESTATE BOARD

TENTATIVE AGENDA

Thursday, September 17, 2020 - 10:00 a.m.

2nd Floor – Board Room 2

Department of Professional and Occupational Regulation

9960 Mayland Drive

Richmond, Virginia 23233

(804) 367-8526

I. CALL TO ORDER

II. ADMINISTRATIVE MATTERS

1. Approval of Agenda
2. Approval of Minutes:
 - A. July 16, 2020, Fair Housing Sub-Committee Meeting
 - B. July 16, 2020, Real Estate Board Meeting

III. PUBLIC COMMENT PERIOD **

IV. FAIR HOUSING REPORTS

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

V. FAIR HOUSING CASES

1. Joice Kirtley Dameron v. Unit Owners' Association of Pheasant Ridge Condominiums Inc., Edwin C. Hall Associates Inc., and Brenda Bova
REB File Number: 2019-03154
HUD File Number: 03-19-3416-8
2. Sheri Charles v. Gem Management, LLC and Timberland Park VA, LLC
REB File Number: 2020-01557
HUD File Number: 03-20-4817-8
3. Anne M. Baptiste v. S.L. Nusbaum Realty Co. and Lake Ridge Elderly Development, Inc.
REB File Number: 2020-01779
HUD File Number: 03-20-4396-8
4. Lauren Haman v. Gibson and Associates, LLC and Stonehenge Homeowners Association, Inc.
REB File Number: 2018-03119
HUD File Number: 03-18-2833-8
{Referred to A.G. for Official Consultation}

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

VI. REAL ESTATE CASES

1. File Number 2020-02242 – Regina Macsine Lewis
IFF by Eldridge – Licensing
2. File Number 2020-01627 – Patrick Earl Carpenter, Jr.
IFF by Eldridge – Licensing
3. File Number 2020-02631 – Logan Shay Moubray
IFF by Eldridge – Licensing
4. File Number 2020-02606 – Andrew Morgan Piccione
IFF by Eldridge – Licensing
5. File Number 2020-01955 – Dominic Christopher Garito
IFF by Eldridge – Licensing
6. File Number 2020-01957 – Darin Monta Satterwhite
IFF by Eldridge – Licensing
7. File Number 2020-01956 – Claudine Nicole DuPont
IFF by Eldridge – Licensing
8. File Number 2020-02267 – Danny Xu Zhao
IFF by Grimsley – Licensing
9. File Number 2020-02608 – Javoun T. Smallwood
IFF by Grimsley – Licensing
10. File Number 2020-01044 – Jonathan Melvin
IFF by Hoover – Disciplinary
11. File Number 2020-00954 – Kofi Mintah
IFF by Davis & Hoover – Disciplinary
12. File Number 2019-01647 – Mouri Ferreira
IFF by Davis & Pineda – Disciplinary
13. File Number 2020-00847 – Joel Matthew Saunders
Pre-IFF Consent Order by Bower – Disciplinary
14. File Number 2020-00141 – James Biedrzycki
Pre-IFF Consent Order by Johnson – Disciplinary
15. File Number 2019-02866 – Carrie G. Cochran
Pre-IFF Consent Order – Disciplinary
16. File Number 2020-01559 – Blair Cole Fackler
Pre-IFF Consent Order – Disciplinary

- DRAFT AGENDA
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DRAFT AGENDA
17. File Number 2020-00559 – George William Gearhart, Jr. t/a Bill Gearhart
Pre-IFF Consent Order – Disciplinary
 18. File Number 2020-01061 – Iris Ellen Cauldwell
Pre-IFF Consent Order – Disciplinary
 19. File Number 2020-00633 – Vernon Raynard Sims, Jr.
Pre-IFF Consent Order – Disciplinary
 20. File Number 2020-01325 – Belen Martinez
Pre-IFF Consent Order – Disciplinary
 21. File Number 2019-03199 – Billy R. Coons
Pre-IFF Consent Order – Disciplinary
 22. File Number 2020-00814 – Charles S. Ebbets, Sr.
Pre-IFF Consent Order – Disciplinary
 23. File Number 2020-00670 – David Todd Hastings
Pre-IFF Consent Order - Disciplinary

VII. ADMINISTRATIVE ISSUES

- Board Financial Statements
- Fee Increase
- Resolutions

VIII. EDUCATION

- September 16, 2020, Education Committee Report

IX. OLD BUSINESS

X. NEW BUSINESS

XI. ADJOURNMENT

NEXT MEETING SCHEDULED FOR THURSDAY, November 19, 2020

** 5-minute public comment, per person, on those items not included on the agenda with the exception of any open disciplinary files. No other public comment will be accepted by the Board during the meeting.

Persons desiring to participate in the meeting and requiring special accommodations or interpretive services should contact the Department at (804) 367-8552 at least ten days prior to the meeting so that suitable arrangements can be made for an appropriate accommodation. The Department fully complies with the Americans with Disabilities Act.

**REAL ESTATE BOARD FAIR HOUSING SUB-COMMITTEE
MEETING MINUTES**

July 16, 2020

On Thursday, July 16, 2020 at 9:50 a.m., the Real Estate Board Fair Housing sub-committee met at the Department of Professional and Occupational Regulation. Board members Lynn Grimsley, Sharon Johnson and Mayra Pineda attended on behalf of the Real Estate Board. Lizbeth Hayes and Dominica McGowen attended on behalf of the Fair Housing Office. Helen Hardiman 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 9:55 a.m.

Sharon Johnson, Chair

Mary Broz-Vaughan, Secretary

DRAFT AGENDA
Materials contained in this
DRAFT AGENDA

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REAL ESTATE BOARD
MINUTES OF MEETING

July 16, 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
Margaret Davis
Mayra Pineda
Candice Bower
Ibrahim Moiz
Sharon Johnson
Marzia Abbasi

Board members absent from the meeting: Libby Gatewood

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

Mary Broz-Vaughan, Director
Christine Martine, Executive Director
Liz Hayes, Fair Housing Administrator
Jim Chapman, Board Administrator
Emily Trent, Administrative Assistant
Dominica McGowen, Fair Housing Investigator
Trisha Henshaw, CIC Executive Director
Valerie Matney, Director of Investigations – Field Operations

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

Mr. Hoover called the meeting to Order at 10:04 A.M.

Call to Order

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

Agenda

A motion was made by Ms. Grimsley and seconded by Ms. Johnson to adopt the January 23, 2020, Fair Housing Sub-Committee Meeting minutes; January 23, 2020, Real Estate Board Meeting minutes; and January 23, 2020, Real Estate Board Regulatory Review Committee Meeting minutes. The motion passed unanimously. Members voting "Yes" were Abbasi, Bower, Davis, 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 **Peter Turck v. Peebles Place Homeowner's Association, Inc. and R & A Management & Referral LLC, REB File Number 2019-01418**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Daniel Blom, 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 rent or make housing available; retaliation for exercising fair housing rights or by refusing to make a reasonable accommodation based upon disability. The motion passed unanimously. Members voting "Yes" were Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

In the matter of **Elnora Delcid v. Roger Walker, Charlie Hansbrough, Crum Realty, Inc., Neil Keefe, Trustee, and Bobbie J. Keefe, Trustee, REB File Number 2019-02121**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis and Supplemental Final Investigative Report. Joyce Hamman, respondent, 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 offering discriminatory terms and conditions, or refusing to rent or make housing unavailable based upon race. The motion passed unanimously. Members voting "Yes" were Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

In the matter of **Angela Douglas v. Henry Briggs and Associates, Inc. and Clean Livin Wellford, LLC, REB File**

Minutes

Public Comment

Fair Housing Administrator's Report

Peter Turck v. Peebles Place Homeowner's Association, Inc. and R & A Management & Referral LLC, REB File Number 2019-01418

Elnora Delcid v. Roger Walker, Charlie Hansbrough, Crum Realty, Inc., Neil Keefe, Trustee, and Bobbie J. Keefe, Trustee, REB File Number 2019-02121

Angela Douglas v. Henry Briggs and

Number 2020-01247, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis and Supplemental Final Investigative Report. Henry Briggs, respondent, 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 steering or otherwise denied or made housing unavailable or offered discriminatory terms and conditions based on familial status. The motion passed unanimously. Members voting “Yes” were Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

**Associates, Inc. and
Clean Livin
Wellford, LLC, REB
File Number 2020-
01247**

In the matter of **Monique & George Ferguson v. Priority Home Solutions, LLC, Hylton & Company, LLC, LeQuan M. Hylton, Tiffany Jackson & Insurance Matters, LLC, REB File Number 2018-02862**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis, and Official Consultation from the Office of the Attorney General. LeQuan M. Hylton, respondent, 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 reasonable cause the respondents discriminated against the complainants by refusing to make a reasonable accommodation that would allow Ms. Ferguson to fully use and enjoy her dwelling based on disability. The motion passed unanimously. Members voting “Yes” were Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda. A motion was made by Ms. Grimsley and seconded by Ms. Johnson to find no reasonable cause the respondents discriminated against the complainants by discriminating in the terms, conditions, or privileges of the rental of a dwelling based on disability. The motion passed unanimously. Members voting “Yes” were Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

**Monique & George
Ferguson v. Priority
Home Solutions,
LLC, Hylton &
Company, LLC,
LeQuan M. Hylton,
Tiffany Jackson &
Insurance Matters,
LLC, REB File
Number 2018-02862**

In the matter of **Onika Renee Lewis v. Town Center Block 10 Apartments LP, S.L. Nusbaum Realty Company and Karen Breuer, REB File Number 2020-00887**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis and supplemental Final Investigative Report. 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 or otherwise make housing unavailable or by offering different terms and conditions based on race. The motion passed

**Onika Renee Lewis
v. Town Center
Block 10 Apartments
LP, S.L. Nusbaum
Realty Company and
Karen Breuer, REB
File Number 2020-
00887**

unanimously. Members voting “Yes” were Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

In the matter of **Rashaunda Massenburg v. GEM Management, LLC and Forest Hills at Belview, LP, REB File Number 2020-00894**, 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 to believe the respondents discriminated against the complainant by offering discriminatory terms and conditions or by making a discriminatory statement based on race. The motion passed unanimously. Members voting “Yes” were Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

Rashaunda Massenburg v. GEM Management, LLC and Forest Hills at Belview, LP, REB File Number 2020-00894

In the matter of **Fred Weaver v. Community Housing Partners Corporation and Carlton Views I LLC, REB File Number 2020-00399**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis. Community Housing Partners Corporation submitted a written statement that was read to 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 imposing discriminatory terms and conditions based on disability. The motion passed unanimously. Members voting “Yes” were Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

Fred Weaver v. Community Housing Partners Corporation and Carlton Views I LLC, REB File Number 2020-00399

In the matter of **Ja’near Asbell v. North Star Real Estate, Inc., Walter Sims and Jason Farneth, REB File Number 2019-02095**, 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 to believe the respondents discriminated against the complainant by refusing to rent, discriminated in terms and conditions or refusal to make a reasonable accommodation based on race or disability. The motion passed unanimously. Members voting “Yes” were Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

Ja’near Asbell v. North Star Real Estate, Inc., Walter Sims and Jason Farneth, REB File Number 2019-02095

In the matter of **Ghanshyam Sharma v. United Property Associates, Inc. and Gardenside II Condominium Association, Inc., REB File Number 2020-01196**, the Board reviewed the record which consisted of the Final Investigative

Ghanshyam Sharma v. United Property Associates, Inc. and Gardenside II

Report and Case Analysis. 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 in terms and conditions based on disability or race. Members voting "Yes" were Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

In the matter of **Melissa Martin & Jonathan Martin v. CJEHN Alpha LLC, dba One Central Apartment Homes, S.L. Nusbaum Realty Company and Kylie Jones., REB File Number 2020-00080**, 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. Davis to find no reasonable cause to believe the respondents discriminated against the complainants by making discriminatory statements or discriminatory terms and conditions based on sex. The motion passed unanimously. Members voting "Yes" were Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

In the matter of **Christopher Varley v. Meadows at Salem Run, LLC and Burlington Capital Properties, LLC, REB File Number 2020-00398**, 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. Davis to find no reasonable cause to believe the respondents discriminated against the complainant by intimidating, coercing or retaliating based on disability. The motion passed unanimously. Members voting "Yes" were Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

In the matter of **National Community Reinvestment Coalition v. Samantha Painter, JMG Realty, Inc. and Pembroke Towers, LLC, REB File Number 2019-02693**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis, and Supplemental Final Investigative Report. A motion was made by Ms. Grimsley and seconded by Ms. Pineda to find no reasonable cause to believe the respondents discriminated against the complainant by refusing to rent or in terms and conditions based on disability. The motion passed unanimously. Members voting "Yes" were Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

Condominium Association, Inc., REB File Number 2020-01196

Melissa Martin & Jonathan Martin v. CJEHN Alpha LLC, dba One Central Apartment Homes, S.L. Nusbaum Realty Company and Kylie Jones., REB File Number 2020-00080

Christopher Varley v. Meadows at Salem Run, LLC and Burlington Capital Properties, LLC, REB File Number 2020-00398

National Community Reinvestment Coalition v. Samantha Painter, JMG Realty, Inc. and Pembroke Towers, LLC, REB File Number 2019-02693

In the matter of **James Devens v. Rechelle Holmes, REB File Number 2020-01853**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis and Supplemental Final Investigative Report. A motion was made by Ms. Grimsley and seconded by Ms. Davis to find no reasonable cause to believe the respondent discriminated against the complainant by refusal to rent; in terms and conditions of the rental or intimidation, harassment or coercion based upon race. The motion passed unanimously. Members voting "Yes" were Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

**James Devens v.
Rechelle Holmes,
REB File Number
2020-01853**

In the matter of **Meridians Recovery Inc. v. Weichert Co. of Virginia d/b/a Weichert Realtors, Ellen Louise Catama Bove, and Jack Bove, REB File Number 2020-01071**, 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 Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

**Meridians Recovery
Inc. v. Weichert Co.
of Virginia d/b/a
Weichert Realtors,
Ellen Louise Catama
Bove, and Jack Bove,
REB File Number
2020-01071**

In the matter of **Richard Bernhardt v. Sterling Properties Investments, Inc., David Bruce Stull, and Sterling Properties and Management, LLC, REB File Number 2020-01585**, 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 Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

**Richard Bernhardt
v. Sterling Properties
Investments, Inc.,
David Bruce Stull,
and Sterling
Properties and
Management, LLC,
REB File Number
2020-01585**

In the matter of **Melissa Brown v. JJRE, LLC dba Advance Realty Specialists, Charita T. Williams and Tina Lebrun, REB File Number 2020-00249**, 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 Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

**Melissa Brown v.
JJRE, LLC dba
Advance Realty
Specialists, Charita
T. Williams and Tina
Lebrun, REB File
Number 2020-00249**

In the matter of **Hope Wade v. Abbitt Management LLC and Wendwood Square Two, LLC, REB File Number 2020-02135**, 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.

**Hope Wade v. Abbitt
Management LLC
and Wendwood
Square Two, LLC,
REB File Number**

Members voting “Yes” were Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

In the matter of **Laverne Budd v. Metro Properties, Inc. and Ross Building LLC, REB File Number 2020-02253**, 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 Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

In the matter of **Asia Stith v. Thalia Gardens Associates, LLP and S. L. Nusbaum Realty, Co., REB File Number 2020-01991**, 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 Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

In the matter of **Norman D. Sims, Sr. v. Meridian at Watermark, LLC and S. L. Nusbaum Realty Co., REB File Number 2020-01572**, 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 Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

In the matter of **Buffy D. Benjamin v. Royal Arms Community Partners LP, Winn Management Company LLC and Kelsey Buffenbarger, REB File Number 2020-01899**, 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 Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

In the matter of **Robin Harper v. Edgewood Management Corporation and I’m Freda’s Boss, LLC, REB File Number 2020-01083**, 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 Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

2020-02135

Laverne Budd v. Metro Properties, Inc. and Ross Building LLC, REB File Number 2020-02253

Asia Stith v. Thalia Gardens Associates, LLP and S. L. Nusbaum Realty, Co., REB File Number 2020-01991

Norman D. Sims, Sr. v. Meridian at Watermark, LLC and S. L. Nusbaum Realty Co., REB File Number 2020-01572

Buffy D. Benjamin v. Royal Arms Community Partners LP, Winn Management Company LLC and Kelsey Buffenbarger, REB File Number 2020-01899

Robin Harper v. Edgewood Management Corporation and I’m Freda’s Boss, LLC, REB File Number 2020-01083

The Board recessed from 10:59 A.M. – 11:11 A.M.

In the matter of **File Number 2020-01319, Lighthouse Properties of Virginia, Inc.**, the Board reviewed the affidavit presented to the Board.

At 11:12 A.M., Ms. Davis offered a motion which was seconded by Ms. Grimsley, that the Board meeting be recessed and that the Real Estate Board immediately reconvene in closed meeting for the purpose of consultation with legal counsel and briefings by staff members pertaining to actual or probable litigation as permitted by §2.2-3711.A.7 of the *Code of Virginia*. The following non-members will be in attendance to reasonably aid the consideration of the topic: Mary Broz-Vaughan, Christine Martine, Trisha Henshaw, Valerie Matney and Elizabeth Peay.

This motion is made with respect to the matter(s) identified as agenda item(s):

Real Estate Case

1. File Number 2020-01319 – Lighthouse Properties of Virginia, Inc.

At 11:24 A.M., a motion was made by Ms. Davis and seconded by Ms. Johnson that the Board reconvene in open session.

WHEREAS, the Real Estate Board has convened a closed meeting on this date pursuant to an affirmative recorded vote in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, §2.2-3712 of the *Code of Virginia* requires a certification by this Real Estate Board that such closed meeting was conducted in conformity with Virginia law;

NOW, THEREFORE, BE IT RESOLVED that the Real Estate Board hereby certifies that, to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies and (ii) only such public business matters as

Break

File Number 2020-01319, Lighthouse Properties of Virginia, Inc.

Closed Session

Certification

were identified in the motion convening the closed meeting were heard, discussed or considered by the Real Estate Board.

VOTE: 8-0

AYES: Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

NAYS: None.

ABSENT DURING THE VOTE: None.

ABSENT DURING THE MEETING: Gatewood.

In the matter of **File Number 2020-01319, Lighthouse Properties of Virginia, Inc.**, a motion was made by Ms. Davis and seconded by Ms. Johnson to refer the case to the Office of the Attorney General to pursue receivership pursuant to §§54.1-2349.B.2 and 54.1-2353.B and C of the *Code of Virginia*. The motion passed unanimously. Members voting “Yes” were Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

File Number 2020-01319, Lighthouse Properties of Virginia, Inc.

In the matter of **File Number 2020-01092, Jackson Nisewaner**, 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. 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 Mr. Nisewaner’s application for a real estate salesperson’s license. The motion passed unanimously. Members voting “Yes” were Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

File Number 2020-01092, Jackson Nisewaner

In the matter of **File Number 2020-01062, Jay Sen**, 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. Jay Sen, applicant, was present and addressed the Board. A motion was made by Ms. Grimsley and seconded by Ms. Johnson to accept the recommendation contained in the Summary of the Informal

File Number 2020-01062, Jay Sen

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

Fact-Finding Conference (IFF) to deny Mr. Sen's application for a salesperson's license based upon the record. After review of the facts, the information obtained at the Informal Fact-Finding Conference, the Board determined it could not protect the public based on Jay Sen's actions during the real estate examination and voted deny the license. The motion passed unanimously. Members voting "Yes" were Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

In the matter of **File Number 2020-01093, Bernice Pamala White**, 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. 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 Ms. White's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

File Number 2020-01093, Bernice Pamala White

In the matter of **File Number 2020-00981, Patricia Yvonne Diggs**, 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 written statement from Ms. Diggs was presented to 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) to deny Ms. Diggs' 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 amount of time that has elapsed since Diggs' last involvement in the commission of a crime, and agreed it would be negligent to grant a license and voted to deny the license. The motion passed unanimously. Members voting "Yes" were Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

File Number 2020-00981, Patricia Yvonne Diggs

In the matter of **File Number 2020-01449, Anthony Ryan McCormick**, 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. Anthony Ryan McCormick, applicant, appeared and addressed the Board. A motion was made by Ms. Grimsley and seconded by Ms. Johnson to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* approve Mr. McCormick's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

File Number 2020-01449, Anthony Ryan McCormick

In the matter of **File Number 2020-01450, Kiara Monia Leary**, 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. Kiara Monia Leary, applicant, appeared 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. Leary's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

File Number 2020-01450, Kiara Monia Leary

In the matter of **File Number 2020-01533, Brian Richard Lowe**, 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. Pineda 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. Lowe's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

File Number 2020-01533, Brian Richard Lowe

In the matter of **File Number 2020-01570, Fredson Gilles Fils-Aime**, 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. Fredson Gilles Fils-Aime, applicant, appeared 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 Mr. Fils-Aime's application for a real estate salesperson's license, subject to an agreement for licensure for a period of one year wherein Mr. Fils-Aime's and his broker will provide quarterly reports to the Board. The motion passed unanimously. Members voting "Yes" were Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

File Number 2020-01570, Fredson Gilles Fils-Aime

In the matter of **File Number 2020-01736, Nicholas Chase Guilliams**, 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. 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. Guilliams' application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

File Number 2020-01736, Nicholas Chase Guilliams

In the matter of **File Number 2020-01733, Toni Ashley James**, 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. Toni Ashley James, applicant, appeared and addressed the Board. 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 (IFF) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* approve Ms. James' application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Abbasi, Bower, Davis, Grimsley,

File Number 2020-01733, Toni Ashley James

Hoover, Johnson, Moiz and Pineda.

In the matter of **File Number 2020-01732, Glenn Alan Fox**, 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. Pineda 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. Fox's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

File Number 2020-01732, Glenn Alan Fox

In the matter of **File Number 2020-01443, Vicki Govin Seagle**, 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. Bower to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* approve Ms. Seagle's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

File Number 2020-01443, Vicki Govin Seagle

In the matter of **File Number 2019-01176, Clayton Ramsay**, 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. Grimsley and seconded by Ms. Davis to find a violation of §54.1-2137.B (Count 1) of the *Code of Virginia*. The motion passed unanimously. Members voting "Yes" were Abbasi, Bower, Davis, Grimsley, Hoover, Moiz and Pineda.

File Number 2019-01176, Clayton Ramsay

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 to impose a monetary penalty of \$500.00 for the violation contained in

Count 1. In addition, for violation of Count 1, Ramsay's license is placed on probation and Ramsay will be required to complete three classroom hours of Board-approved continuing education pertaining to Real Estate Agency. Such course(s) shall be completed in a classroom. Further, Ramsay shall provide evidence acceptable to the Board that he has successfully completed the course(s) within six (6) months of the effective date of the order. The above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation. The motion passed unanimously. Members voting "Yes" were Abbasi, Bower, Davis, Grimsley, Hoover, Moiz and Pineda.

A motion was made by Ms. Grimsley and seconded by Ms. Davis to find a violation of 18 VAC 135-20-260.11.g (Count 2) of the Board's 2015 Regulations. The motion passed unanimously. Members voting "Yes" were Abbasi, Bower, Davis, Grimsley, Hoover, Moiz and Pineda.

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 to impose a monetary penalty of \$500.00 for the violation contained in Count 2, for a total of \$1,000.00. In addition, for violation of Count 2, Ramsay's license is placed on probation and Ramsay will be required to complete three classroom hours of Board-approved continuing education pertaining to Escrow Management. Such course(s) shall be completed in a classroom. Further, Ramsay shall provide evidence acceptable to the Board that he has successfully completed the course(s) within six (6) months of the effective date of the order. The above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation. The motion passed unanimously. Members voting "Yes" were Abbasi, Bower, Davis, Grimsley, Hoover, Moiz and Pineda.

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

In the matter of **File Number 2019-01334, Tina Moon**, 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

File Number 2019-01334, Tina Moon

Conference of the presiding Board member. A motion was made by Ms. Grimsley and seconded by Mr. Moiz to find a violation of §54.1-2132.A.4 (Count 1) of the *Code of Virginia*. The motion passed unanimously. Members voting “Yes” were Abbasi, Bower, Davis, Grimsley, Hoover, Moiz and Pineda.

A motion was made by Ms. Davis and seconded by Mr. Moiz 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. In addition, for violation of Count 1, Moon’s license is placed on probation and Moon will be required to complete three classroom hours of Board-approved continuing education pertaining to Escrow Management. Such course(s) shall be completed in a classroom. Further, Moon shall provide evidence acceptable to the Board that she has successfully completed the course(s) within six (6) months of the effective date of the order. The above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation. The motion passed unanimously. Members voting “Yes” were Abbasi, Bower, Davis, Grimsley, Hoover, Moiz and Pineda.

A motion was made by Ms. Grimsley and seconded by Mr. Moiz to find a violation of 18 VAC 135-20-310.2 (Count 2) of the Board’s 2015 Regulations. The motion passed unanimously. Members voting “Yes” were Abbasi, Bower, Davis, Grimsley, Hoover, Moiz and Pineda.

A motion was made by Ms. Davis and seconded by Mr. Moiz to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose a monetary penalty of \$1,000.00 for the violation contained in Count 2, for a total of \$1,500.00. In addition, for violation of Count 2, Moon’s license is placed on probation and Moon will be required to complete three classroom hours of Board-approved continuing education pertaining to Legal Updates. Such course(s) shall be completed in a classroom. Further, Moon shall provide evidence acceptable to the Board that she has successfully completed the course(s) within six (6) months of the effective date of the order. The above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation. The motion passed unanimously.

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Members voting “Yes” were Abbasi, Bower, Davis, Grimsley, Hoover, Moiz and Pineda.

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

In the matter of **File Number 2019-01886, Matthew Philippe Jarreau**, the Board reviewed the Consent Order as seen and agreed to by Mr. Jarreau. A motion was made by Ms. Grimsley and seconded by Ms. Pineda to accept the proposed Consent Order offer wherein Mr. Jarreau admits to a violation of §54.1-2131.A:4 (Count 1) of the *Code of Virginia*, 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, Jarreau 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 Abbasi, Bower, Davis, Grimsley, Hoover, Moiz and Pineda.

File Number 2019-01886, Matthew Philippe Jarreau

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

In the matter of **File Number 2019-02644, Charles H. Dunlap**, the Board reviewed the Consent Order as seen and agreed to by Mr. Dunlap. A motion was made by Ms. Grimsley and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Mr. Dunlap admits to a violation of 18 VAC 18 VAC 135-20-165.2 (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. It is acknowledged that Dunlap promptly instigated a total review and revision of the firm’s policies and procedures; therefore, imposition of the monetary penalty for Count 1 is hereby waived. In addition, for violation of Count 1, Dunlap agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Broker Management and Supervision

File Number 2019-02644, Charles H. Dunlap

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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 Abbasi, Bower, Davis, Grimsley, Hoover, Moiz and Pineda.

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

In the matter of **File Number 2020-01429, Melvyn A. Williams**, 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. Michael Pierce, attorney for the applicant, was present and addressed the Board. A motion was made by Mr. Moiz and seconded by Ms. Pineda to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to deny Mr. Williams' application for a real estate broker's license due to his previous disciplinary action and 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, and instead issue a salesperson license once he passes the required courses and examinations. The motion passed unanimously. Members voting "Yes" were Abbasi, Bower, Davis, Hoover, Johnson, Moiz and Pineda.

File Number 2020-01429, Melvyn A. Williams

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

In the matter of **File Number 2020-01953, Ghulam Nabi Sarwari**, 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. Ghulam Nabi Sarwari, applicant, appeared and addressed the Board. A motion was made by Ms. Davis and seconded by Ms. Johnson to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after

File Number 2020-01953, Ghulam Nabi Sarwari

consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* approve Mr. Sarwari's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Abbasi, Bower, Davis, Hoover, Johnson, Moiz and Pineda.

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

In the matter of **File Number 2019-02948, David Lindsay Kabler**, the Board reviewed the Consent Order as seen and agreed to by Mr. Kabler. A motion was made by Ms. Johnson and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Mr. Kabler admits to a violation of 18 VAC 18 VAC 135-20-180.B.1.a (Count 1) of the Board's 2018 Regulations, and agrees to a monetary penalty of \$300.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$450.00. In addition, for violation of Count 1, Kabler 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 Abbasi, Bower, Davis, Hoover, Johnson, Moiz and Pineda.

File Number 2019-02948, David Lindsay Kabler

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

In the matter of **File Number 2019-03128, William Michael Plasha**, the Board reviewed the Consent Order as seen and agreed to by Mr. Plasha. A motion was made by Ms. Bower and seconded by Ms. Davis to accept the proposed Consent Order offer wherein Mr. Plasha admits to a violation of § 54.1-2137.B (Count 1) of the *Code of Virginia*, and agrees to a monetary penalty of \$300.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$450.00. In addition, Plasha agrees to complete at least two (2) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts and provide proof of attendance and successful completion within six (6) months of the effective

File Number 2019-03128, William Michael Plasha

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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 Abbasi, Bower, Davis, Hoover, Johnson, Moiz and Pineda.

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

In the matter of **File Number 2020-00343, James Baxter Carter**, the Board reviewed the Consent Order as seen and agreed to by Mr. Carter. A motion was made by Ms. Johnson and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Mr. Carter 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 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 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 Abbasi, Bower, Davis, Hoover, Johnson, Moiz and Pineda.

File Number 2020-00343, James Baxter Carter

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. Grimsley and recused himself from the meeting.

Transfer of Chair

In the matter of **File Number 2020-00060, John B. Mair**, 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

File Number 2020-00060, John B. Mair

Fact-Finding Conference to approve Mr. Mair's application for a real estate broker's license. The motion was withdrawn.

A motion was made by Ms. Bower and seconded by Ms. Davis to refer the case back to another Informal Fact-Finding Conference to ascertain Mr. Mair's experience as a salesperson and/or broker since 2017. The motion passed unanimously. Members voting "Yes" were Abbasi, Bower, Davis, 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.

In the matter of **File Number 2020-00499, Austin Tyler Highfill**, the Board reviewed the Consent Order as seen and agreed to by Mr. Highfill. A motion was made by Ms. Davis and seconded by Ms. Johnson to accept the proposed Consent Order offer wherein Mr. Highfill admits to a violation of 18 VAC 135-20-220.A.3 (Count 1) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$1,000.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$1,150.00. In addition, for violation of Count 1, Highfill 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 Abbasi, Bower, Davis, Grimsley, Johnson, Moiz and Pineda.

File Number 2020-00499, Austin Tyler Highfill

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

In the matter of **File Number 2019-02869, Timothy S. Johnson, Jr.**, the Board reviewed the Consent Order as seen and agreed to by Mr. Johnson. A motion was made by Ms. Johnson and seconded by Ms. Pineda to accept the proposed Consent Order offer wherein Mr. Johnson admits to a violation of 18 VAC 135-20-260.11.e (Count 1) of the Board's 2015 Regulations, and a violation of 18 VAC 135-20-260.11.f

File Number 2019-02869, Timothy S. Johnson, Jr.

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(Count 2) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$1,500.00 for the violation of Count 1, \$1,600.00 for the violation of Count 2, as well as \$150.00 in Board costs, for a total of \$3,250.00. In addition, for violation of Count 1, Johnson 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 Abbasi, Bower, Davis, 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.

In the matter of **File Number 2019-02410, Elizabeth A. Martin**, the Board reviewed the Consent Order as seen and agreed to by Ms. Martin. A motion was made by Ms. Bower and seconded by Ms. Davis to accept the proposed Consent Order offer wherein Ms. Martin admits to a violation of 18 VAC 135-20-300.3 (Count 1) of the Board's 2015 Regulations, and a violation of § 54.1-2137.B (Count 2) of the *Code of Virginia*, and agrees to a monetary penalty of \$350.00 for the violation of Count 1, \$200.00 for the violation of Count 2, as well as \$150.00 in Board costs, for a total of \$700.00. In addition, for violation of Count 1, Martin agrees to complete at least two (2) 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 Abbasi, Bower, Davis, Grimsley, Johnson, Moiz and Pineda.

File Number 2019-02410, Elizabeth A. Martin

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 2019-02398, Warren Reed Calloway**, the Board reviewed the Consent Order as seen and agreed to by Mr. Calloway. A motion was made by Ms. Bower and seconded by Ms. Johnson to accept the proposed Consent Order offer wherein Mr. Calloway 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. In addition, for violation of Count 1, Calloway agrees to complete a three (3) year probation of his license to commence when the license is activated. The probation remains in effect even though Calloway may choose to remain on or go on inactive status, however, any period of inactive status will extend the length of the probation by that amount of time. During the three (3) year probation, Calloway 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 Calloway's principal broker that Calloway is in compliance with the regulations of the Real Estate Board. If Calloway violates any terms of the probation, his license may be revoked, pending review by the Board. The motion passed unanimously. Members voting "Yes" were Abbasi, Bower, Davis, Grimsley, Johnson, Moiz and Pineda.

In the matter of **File Number 2020-00221, Ross Michael Simone**, the Board reviewed the Consent Order as seen and agreed to by Mr. Simone. A motion was made by Ms. Grimsley and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Mr. Simone 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 \$600.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$750.00. In addition, Simone agrees to complete at least two (2) 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.

Transfer of Chair

File Number 2019-02398, Warren Reed Calloway

File Number 2020-00221, Ross Michael Simone

Members voting “Yes” were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz and Pineda.

In the matter of **File Number 2020-00002, Rafael Augusto Antuna**, the Board reviewed the Consent Order as seen and agreed to by Mr. Antuna. A motion was made by Ms. Grimsley and seconded by Ms. Davis to accept the proposed Consent Order offer wherein Mr. Antuna 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 of Count 1, \$600.00 for the violation of Count 2, as well as \$150.00 in Board costs, for a total of \$1,250.00. In addition, for violation of Counts 1 and 2, Antuna 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 Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

File Number 2020-00002, Rafael Augusto Antuna

In the matter of **File Number 2019-02191, Megan Christine Anderson Morris**, the Board reviewed the Consent Order as seen and agreed to by Ms. Morris. Megan Christine Anderson Morris, respondent was present. A motion was made by Ms. Johnson and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Ms. Morris 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, \$600.00 for the violation of Count 2, as well as \$150.00 in Board costs, for a total of \$1,250.00. In addition, for violation of Count 1, Morris 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

File Number 2019-02191, Megan Christine Anderson Morris

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any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting “Yes” were Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

In the matter of **File Number 2019-02139, Devon Marcon Mulzac**, the Board reviewed the Consent Order as seen and agreed to by Mr. Mulzac. A motion was made by Ms. Grimsley and seconded by Ms. Pineda to accept the proposed Consent Order offer wherein Mr. Mulzac 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 of Count 1, \$600.00 for the violation of Count 2, as well as \$150.00 in Board costs, for a total of \$1,250.00. In addition, for violation of Count 1, Mulzac 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 Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

File Number 2019-02139, Devon Marcon Mulzac

In the matter of **File Number 2019-02135, Ivy Simone Williams**, the Board reviewed the Consent Order as seen and agreed to by Ms. Williams. A motion was made by Ms. Davis and seconded by Mr. Moiz to accept the proposed Consent Order offer wherein Ms. Williams admits to a violation of 18 VAC 135-20-260.11.g (Count 1) of the Board’s 2015 Regulations, and agrees to a monetary penalty of \$500.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$650.00. In addition, for violation of Count 1, Williams 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

File Number 2019-02135, Ivy Simone Williams

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applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting “Yes” were Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

In the matter of **File Number 2019-02039, Rebeca Barrientes**, the Board reviewed the Consent Order as seen and agreed to by Ms. Barrientes. A motion was made by Ms. Bower and seconded by Ms. Davis to accept the proposed Consent Order offer wherein Ms. Barrientes admits to a violation of 18 VAC 135-20-220.A.3 (Count 1) of the Board’s 2015 Regulations, and agrees to a monetary penalty of \$700.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$850.00. In addition, for violation of Count 1, Barrientes agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Real Estate Agency and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting “Yes” were Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

File Number 2019-02039, Rebeca Barrientes

In the matter of **File Number 2019-00371, Kyle R. Stephenson t/a Kyle Stevenson**, the Board reviewed the Consent Order as seen and agreed to by Mr. Stevenson. A motion was made by Ms. Grimsley and seconded by Mr. Moiz to accept the proposed Consent Order offer wherein Mr. Stephenson admits to four violations of 18 VAC 135-20-300.6 (Count 1) of the Board’s 2015 Regulations, two violations of §54.1-2135.A.1 (Count 2) of the *Code of Virginia*, and a violation of 18 VAC 135-20-260.11 (Count 3) of the Board’s 2015 Regulations, and agrees to a monetary penalty of \$600.00 for each violation contained in Count 1, \$600.00 for each violation contained in Count 2, and \$200.00 for the violation contained in Count 3, as well as \$150.00 in Board costs, for a total of \$3,950.00. In addition, Stephenson agrees to complete at least the number of classroom hours, as specified herein, of Board-approved continuing education. The course(s) must be completed in the classroom. For violation of Count 1, three (3) hours pertaining to Broker Management and Supervision, and provide proof of attendance and successful

File Number 2019-00371, Kyle R. Stephenson t/a Kyle Stevenson

completion to the Board within six (6) months of the effective date of the Consent Order; and for violation of Counts 2 and 3, three (3) hours pertaining to Property Management, and provide proof of attendance and successful completion to the Board within nine (9) months of the effective date of the Consent 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 Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

In the matter of **File Number 2019-02973, Lyndsay Jones**, the Board reviewed the Consent Order as seen and agreed to by Ms. Jones. A motion was made by Ms. Bower and seconded by Ms. Pineda to accept the proposed Consent Order offer wherein Ms. Jones 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, Jones 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 Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

File Number 2019-02973, Lyndsay Jones

In the matter of **File Number 2019-02970, Michelle R. Pike**, the Board reviewed the Consent Order as seen and agreed to by Ms. Pike. A motion was made by Ms. Bower and seconded by Ms. Pineda to accept the proposed Consent Order offer wherein Ms. Pike 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, and as well as \$150.00 in Board costs, for a total of \$650.00. In addition, for violation of Count 1, Pike 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)

File Number 2019-02970, Michelle R. Pike

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

In the matter of **File Number 2020-00200, Luis Orlando Amoros**, the Board reviewed the Consent Order as seen and agreed to by Mr. Amoros. A motion was made by Ms. Grimsley and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Mr. Amoros 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, Amoros 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 Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

File Number 2020-00200, Luis Orlando Amoros

In the matter of **File Number 2020-00086, Jason Elbert Abshire**, the Board reviewed the Consent Order as seen and agreed to by Mr. Abshire. A motion was made by Ms. Bower and seconded by Ms. Davis to accept the proposed Consent Order offer wherein Mr. Abshire 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, Abshire agrees to complete at least four (4) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts. Further, The Board agrees to waive the \$600 monetary penalty for Count 2 conditioned

File Number 2020-00086, Jason Elbert Abshire

upon Abshire completing at least three (3) classroom hours of Board-approved continuing education pertaining to Legal Updates and Emerging Trends. The above-referenced course(s) must be completed in the classroom. Abshire agrees to provide proof of attendance and successful completion 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 Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

In the matter of **File Number 2019-03213, Valeria L. Thomas**, the Board reviewed the Consent Order as seen and agreed to by Ms. Thomas. A motion was made by Ms. Grimsley and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Ms. Thomas admits to a violation of 18 VAC 135-20-300.6 (Count 1) of the Board's 2015 Regulations, a violation of 18 VAC 135-20-220.A.2 (Count 2) of the Board's 2015 Regulations, and a violation of § 54.1-2137 (Count 3) of the *Code of Virginia*, and agrees to a monetary penalty of \$600.00 for the violation contained in Count 1, \$300.00 for the violation contained in Count 2, and \$300.00 for the violation contained in Count 3, as well as \$150.00 in Board costs, for a total of \$1,350.00. In addition, for violation of Counts 1, 2 and 3, Thomas 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 Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

File Number 2019-03213, Valeria L. Thomas

In the matter of **File Number 2019-02462, Joyce Marie Hurley**, the Board reviewed the Consent Order as seen and agreed to by Ms. Hurley. A motion was made by Ms. Bower and seconded by Ms. Pineda to accept the proposed Consent Order offer wherein Ms. Hurley admits to a violation of 18 VAC 135-20-310.2 (Count 1) of the Board's 2015

File Number 2019-02462, Joyce Marie Hurley

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Regulations, and a violation of 18 VAC 135-20-260.11.m (Count 2) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$600.00 for the violation contained in Count 1, and \$950.00 for the violation contained in Count 2, as well as \$150.00 in Board costs, for a total of \$1,700.00. In addition, for violation of Count 1, Hurley agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management and 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 Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

In the matter of **File Number 2020-01365, Richard Joseph Higgins, IV**, the Board reviewed the Consent Order as seen and agreed to by Mr. Higgins. A motion was made by Ms. Grimsley and seconded by Ms. Pineda to accept the proposed Consent Order offer wherein Mr. Higgins admits to a violation of 18 VAC 135-20-220.A.3 (Count 1) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$700.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$850.00. In addition, for violation of Count 1, Higgins 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 Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

In the matter of **File Number 2020-00888, Joanne T. Cash**, the Board reviewed the Consent Order as seen and agreed to by Ms. Cash. A motion was made by Ms. Bower and seconded by Ms. Grimsley to accept the proposed Consent Order offer

File Number 2020-01365, Richard Joseph Higgins, IV

File Number 2020-00888, Joanne T. Cash

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wherein Ms. Cash admits to a violation of §54.1-2137.B (Count 1) of the *Code of Virginia*, and agrees to a monetary penalty of \$300.00 for the violation contained in Count 1, and as well as \$150.00 in Board costs, for a total of \$450.00. In addition, for violation of Count 1, Cash 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 Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

In the matter of **File Number 2020-00744, Lisa Louise Beverly**, the Board reviewed the Consent Order as seen and agreed to by Ms. Beverly. A motion was made by Ms. Johnson and seconded by Ms. Davis to accept the proposed Consent Order offer wherein Ms. Beverly admits to a violation of 18 VAC 135-20-260.11.g (Count 1) of the Board’s 2015 Regulations, and agrees to a monetary penalty of \$500.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$650.00. In addition, for violation of Count 1, Beverly agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts and complete at least three (3) classroom hours of Board-approved 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 Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

File Number 2020-00744, Lisa Louise Beverly

In the matter of **File Number 2020-00717, Devin Patrick Moore**, the Board reviewed the Consent Order as seen and agreed to by Mr. Moore. A motion was made by Ms. Johnson and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Mr. Moore admits to a violation of 18

File Number 2020-00717, Devin Patrick Moore

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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 \$600.00 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 \$1,350.00. In addition, for violation of Count 1, Moore 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 Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

In the matter of **File Number 2020-00676, Holly M. Elliott**, the Board reviewed the Consent Order as seen and agreed to by Ms. Elliott. A motion was made by Ms. Grimsley and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Ms. Elliott admits to a violation of §54.1-2132.A.4 (Count 1) of the *Code of Virginia*, a violation of §54.1-2132.A.4 (Count 2) of the *Code of Virginia*, and a violation of 18 VAC 135-20-310.2 (Count 3) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$500.00 for the violation contained in Count 1, \$500.00 for the violation contained in Count 2, and \$450.00 for the violation contained in Count 3, as well as \$150.00 in Board costs, for a total of \$1,600.00. In addition, Elliott agrees to complete at least the number of classroom hours, as specified herein, 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 Order. The courses must be completed in the classroom. For violation of Counts 1 and 2, three (3) hours pertaining to Escrow Management; and for violation of Count 3, three (3) hours pertaining to Real Estate Contracts. 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 Abbasi, Bower, Davis, Grimsley, Hoover,

File Number 2020-00676, Holly M. Elliott

Johnson, Moiz and Pineda.

In the matter of **File Number 2020-00722, Ophelia Kier – Kier Real Investments, LLC**, the Board reviewed the facts and information presented in the investigative file. After discussion, the Board is of the opinion that Ms. Kier may be acting as a real estate salesperson/broker when she is not licensed by the Board. A motion was made by Mr. Moiz and seconded by Ms. Davis to issue a Cease and Desist Order to Ms. Kier to stop acting as a unlicensed real estate broker or salesperson. The motion passed unanimously. Members voting “Yes” were Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

File Number 2020-00722, Ophelia Kier – Kier Real Investments, LLC

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

Administrative Issues

A motion was made by Ms. Johnson and seconded by Ms. Bower to adopt the following resolution to honor the years of dedicated service to the Board by the late Board Member Lee Odems, Jr.:

Resolution

RESOLUTION IN HONOR OF

Lingiam “Lee” Odems, Jr.

WHEREAS, **Lee Odems, Jr.**, a member of the Real Estate Board since July 1, 2013, vice chairman of the Board and chairman of the Board’s Education Committee, died on February 1, 2020; and

WHEREAS, **Lee Odems, Jr.** was a well-respected Real Estate Broker since April 8, 1994, and a real estate instructor who loved serving the real estate industry; and

WHEREAS, **Lee Odems, Jr.** enjoyed explaining things and educating people as well as coaching people to be the best they could be and was a friend to many who considered him a brother; and

WHEREAS, **Lee Odems, Jr.** gave generously of his time to staff members of the Real Estate Board and the Department of Professional and Occupational Regulation educating them about the real estate industry while reviewing cases and assisting in drafting regulations and ensuring the education

approved by the Real Estate Board was relevant to industry participants; and now, therefore, be it

RESOLVED this sixteenth day of July, 2020, that the Real Estate Board hereby notes with great sadness the untimely passing of one of its distinguished members, **Lee Odems, Jr.**; and, be it

RESOLVED FURTHER, that this resolution be made part of the official minutes of the Board and be presented to the family of **Lee Odems, Jr.** as an expression of the high regard in which his memory is held by the Real Estate Board and the citizens of the Commonwealth.

The motion passed unanimously. Members voting “Yes” were Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

A motion was made by Ms. Johnson and seconded by Ms. Davis to file an exempt regulatory action to amend Real Estate regulation, 18 VAC 135-20-180 as presented to the Board, to conform to the change made to the statute by Chapter 1014 of the 2020 Acts of Assembly. The motion passed unanimously. Members voting “Yes” were Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

Administrative Issues

A motion was made by Ms. Johnson and seconded by Ms. Davis to file an exempt regulatory action to amend the Fair Housing regulation, 18 VAC 135-50-10 as presented to the Board, to conform to the regulations to the statutes as amended by the 2020 Acts of Assembly. The motion passed unanimously. Members voting “Yes” were Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

The Board reviewed the proposed fee increase options as presented. After discussion, the Board requested the matter be placed on the next Real Estate Board meeting agenda to have additional time to review the options. The motion passed unanimously. Members voting “Yes” were Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

The Board reviewed the report from the July 15, 2020, Real Estate Board Education Committee meeting. A motion was made by Ms. Johnson and seconded by Ms. Bower to accept the Education Committee meeting report. The motion passed

Education

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unanimously. Members voting “Yes” were Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

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

Litigation Update

At 12:53 P.M., Ms. Johnson offered a motion which was seconded by Ms. Grimsley, that the Board meeting be recessed and that the Real Estate Board immediately reconvene in closed meeting for the purpose of consultation with legal counsel and briefings by staff members pertaining to actual or probable litigation as permitted by §2.2-3711.A.7 of the *Code of Virginia*. The following non-members will be in attendance to reasonably aid the consideration of the topic: Tom Payne and Helen Hardiman.

This motion is made with respect to the matter(s) identified as agenda item(s):

Closed Session

Old Business: REB 2017-02154, Brent and Corie Campbell v. Tutt, Taylor & Rankin Real Estate, LLC dba TTR Sotheby’s International Realty and Rishu & Charu Sabharwal

At 1:03 P.M., a motion was made by Ms. Davis and seconded by Ms. Bower that the Board reconvene in open session.

WHEREAS, the Real Estate Board has convened a closed meeting on this date pursuant to an affirmative recorded vote in accordance with the provisions of the Virginia Freedom of Information Act; and

Certification

WHEREAS, §2.2-3712 of the *Code of Virginia* requires a certification by this Real Estate Board that such closed meeting was conducted in conformity with Virginia law;

NOW, THEREFORE, BE IT RESOLVED that the Real Estate Board hereby certifies that, to the best of each member’s knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies and (ii) only such public business matters as were identified in the motion convening the closed meeting were heard, discussed or considered by the Real Estate Board.

VOTE: 8-0

AYES: Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

NAYS: None.

ABSENT DURING THE VOTE: None.

ABSENT DURING THE MEETING: Gatewood.

A motion was made by Mr. Moiz and seconded by Ms. Davis to proceed with settlement negotiations. The motion passed unanimously. Members voting "Yes" were Abbasi, Bower, Davis, Grimsley, Hoover, Johnson, Moiz and Pineda.

REB 2017-02154,
Brent and Corie
Campbell v. Tutt,
Taylor & Rankin
Real Estate, LLC dba
TTR Sotheby's
International Realty
and Rishu & Charu
Sabharwal

Ms. Martine opened the floor for nominations for the position of Chair of the Real Estate Board. Lynn Grimsley nominated Sharon Johnson for the position of Chair; the motion was seconded by Maggie Davis. With no other nominations, the nominations were closed. Sharon Johnson was named Chair by acclamation.

New Business

Ms. Martine opened the floor for nominations for the position of Vice-Chair of the Real Estate Board. Lynn Grimsley nominated Ibrahim Moiz for the position of Vice-Chair; the motion was seconded by Sharon Johnson. With no other nominations, the nominations were closed. Ibrahim Moiz was named Vice-Chair by acclamation.

There being no further business, the Board adjourned at 1:11 P.M.

Adjourn

Sharon Johnson, Chair

Mary Broz-Vaughan, Secretary

**Department of Professional and Occupational Regulation
Statement of Financial Activity**

**Real Estate Board
954640**

2020-2022 Biennium

July 2020

	July 2020 Activity	Biennium-to-Date Comparison	
		July 2018 -	July 2020 -
Cash/Revenue Balance Brought Forward			0
Revenues	368,854	336,025	368,854
Cumulative Revenues			368,854
Cost Categories:			
Board Expenditures	24,983	27,381	24,983
Board Administration	129,248	137,484	129,248
Administration of Exams	5,717	8,304	5,717
Enforcement	131,101	138,195	131,101
Legal Services	0	0	0
Information Systems	37,023	44,872	37,023
Facilities and Support Services	36,611	17,041	36,611
Agency Administration	55,332	64,816	55,332
Other / Transfers	0	0	0
Total Expenses	420,014	438,092	420,014
Transfer To/(From) Cash Reserves	(51,160)	0	(51,160)
Ending Cash/Revenue Balance			0

Cash Reserve Beginning Balance	2,648,145	0	2,648,145
Change in Cash Reserve	(51,160)	0	(51,160)
Cash Reserve Ending Balance	2,596,985	0	2,596,985

Number of Regulants

Current Month	73,249
Previous Biennium-to-Date	71,870