

REAL ESTATE BOARD

TENTATIVE AGENDA

Thursday, July 15, 2021 - 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. May 12, 2021, Fair Housing Sub-Committee Meeting
 - B. May 12, 2021, 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. Ronald and Shirley Johnson v. CGC Sun Union Maple Bay, LLC and Mission Rock Residential, LLC
REB File Number: 2021-00076
HUD File Number: 03-20-5905-8
Appointment – Ronald and Shirley Johnson, complainants
2. Sonia Murray Allen and Charles Allen v. WKR, LLC and Bell-Key Properties Inc. dba Allied Bell-Key Realty
REB File Number: 2021-00684
HUD File Number: 03-21-7183-8
3. Cathy Merendino v. SL Nusbaum Realty Co. and Lake View Apartments LP
Dba Aero Apartments
REB File Number: 2021-01455
HUD File Number: 03-21-7399-8
4. Byron Coleman v. River Fox Realty LLC., Alexis Morehouse Thompson, Angela Mastandrea-Miller and Jeffrey S. Miller
REB File Number: 2020-02815
HUD File Number: 03-20-5904-8
Appointment – Byron Coleman, complainant
Appointment – Lawrence Marshall, II, attorney for respondents
Appointments – Alexis Morehouse Thompson & Angela Mastandrea-Miller, respondents

5. Latoya Willis v. 621 N. Payne Street, LLC and Van Metre Residential Management LLC
REB File No.: 2021-00130
HUD File No.: 03-20-6438-8
6. Jean Morris v. Chesterfield Square Mutual Homes Inc., Drucker & Falk LLC, and Sonya Collins
REB File Number: 2019-02327
HUD File Number: 03-19-2292-8
{Referred to A.G. for Official Consultation}
7. Othelia Young v. The Franklin Johnston Group Management & Development LLC and Fountain Park Apartments LP
REB File Number: 2021-02200
HUD File Number 03-21-8302-8
{Conciliation: Disability}
8. Zakiya O. Mabery v. Van Metre Kensington Place, LLC and Van Metre Management Company, LLC
REB File Number: 2021-01955
HUD File Number: 03-21-8085-8
{Conciliation: Disability}

VI. REAL ESTATE CASES

1. File Number 2021-01235 – Ahmad Shoib Abbasi
IFF by Eldridge – Licensing
2. File Number 2021-01303 – Angela Marie Pope
IFF by Eldridge – Licensing
Appointment – Angela Marie Pope, applicant
3. File Number 2021-01553 – Brandi M. Bovell
IFF by Eldridge – Licensing
Appointment – Brandi M. Bovell, applicant
4. File Number 2021-01304 – Lance Dennis Wolff
IFF by Eldridge – Licensing
5. File Number 2021-00883 – Robert Alfred Cunningham, Jr.
IFF by Eldridge – Licensing
6. File Number 2021-00884 – Christopher Leo Chambers
IFF by Eldridge – Licensing
7. File Number 2021-00878 – Rodney Santiago Carrera
IFF by Eldridge – Licensing

8. File Number 2021-01291 – Mirza Usman Baig
IFF by Eldridge – Licensing
Appointment – Mirza Usman Baig, applicant
9. File Number 2021-01233 – Jonathan Robert Koslop
IFF by Eldridge – Licensing
10. File Number 2021-00882 – Taurus Finley Dean, Sr.
IFF by Eldridge – Licensing
11. File Number 2021-00718 – Michael Paul Elledge
IFF by Eldridge – Licensing
12. File Number 2018-00425 – Elizabeth Powell
Reconsideration – IFF by Gatewood
13. File Number 2020-02303 – David Lindsay Kabler
IFF by Jones – Disciplinary
14. File Number 2020-02157 – William Edwin Close
IFF by Jones – Disciplinary
15. File Number 2020-02510 – Michelle Renea Wheeler
IFF by Abassi, Grimsley & Jones – Disciplinary
Appointment – Michelle Renea Wheeler, respondent
16. File Number 2020-00142 – John Patrick Morgan
IFF by Grimsley & Jones – Disciplinary
17. File Number 2020-02847 – Sadie Ann Arseneault
Prima Facie – Disciplinary
18. File Number 2021-00766 – Judy F. Woten
Pre-IFF Consent Order by Johnson – Disciplinary
19. File Number 2021-00534 – Alva John Edwin Clever
Pre-IFF Consent Order by Pineda – Disciplinary
Appointment – Lawrence Marshall, II, and Barrie Bowers, attorneys for respondent
20. File Number 2020-01214 – Barbara Z. Wilhelm
Pre-IFF Consent Order by Pineda
21. File Number 2021-00691 – Pradeep Kumrar Reddy Peddakkagari t/a Pradeep Peddakkagari
Pre-IFF Consent Order by Piland – Disciplinary
22. File Number 2020-02870 – Edwin Joseph Daniel
Pre-IFF Consent Order by Piland – Disciplinary

23. File Number 2020-02318 – Aaron Edward Davis
Pre-IFF Consent Order – Disciplinary
24. File Number 2021-00275 – Meghan Virginia Hicks
Pre-IFF Consent Order – Disciplinary
25. File Number 2020-00121 – Angela Link Jordan
Pre-IFF Consent Order – Disciplinary
26. File Number 2021-01009 – Shequandra Boone
Pre-IFF Consent Order – Disciplinary
27. File Number 2021-00443 – Ashley Brooke Edge
Pre-IFF Consent Order – Disciplinary
28. File Number 2021-00322 – Jaclyn Pique t/a Jackie Pique
Pre-IFF Consent Order – Disciplinary
29. File Number 2021-00608 – Denise Marie Hawkins
Pre-IFF Consent Order – Disciplinary
30. File Number 2021-01007 - Tammy Ann Busche t/a Tammy Busche
Pre-IFF Consent Order – Disciplinary
31. File Number 2021-00811 – James Patrick Enoch
Pre-IFF Consent Order – Disciplinary
32. File Number 2020-02714 – Jason M. Berg
Pre-IFF Consent Order – Disciplinary
33. File Number 2021-01000 - Atika Zainab t/a Atika Virk
Pre-IFF Consent Order – Disciplinary
34. File Number 2021-01409 – Kimberly Hope Hostetter
Pre-IFF Consent Order – Disciplinary
35. File Number 2019-02123 – Shelley Marie Dance
Pre-IFF Consent Order – Disciplinary
36. File Number 2020-02719 – Thomas Eric Cobb
Pre-IFF Consent Order – Disciplinary
37. File Number 2021-01033 – Dwayne Kevin Moyers
Pre-IFF Consent Order – Disciplinary
38. File Number 2021-00788 – Ivan Randal Hutchison
Pre-IFF Consent Order – Disciplinary

39. File Number 2020-02835 – Mondana Nicksolat dba Mandy Nicksolat
Pre-IFF Consent Order – Disciplinary

40. File Number 2021-00749 – Michelle Marie Dean
Pre-IFF Consent Order – Disciplinary

41. File Number 2020-00915 – Russell Ashby Lundy, III
Pre-IFF Consent Order – Disciplinary
Appointment – Lawrence Marshall, II, attorney for respondent

VII. ADMINISTRATIVE ISSUES

- Board Financial Statement
- Exempt Regulatory Actions

VIII. EDUCATION

- July 14, 2021, Education Committee Report

IX. OLD BUSINESS

X. NEW BUSINESS

XI. ADJOURNMENT

NEXT MEETING SCHEDULED FOR THURSDAY, October 7, 2021

** 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

May 12, 2021

On Wednesday, May 12, 2021 at 9:45 a.m., the Real Estate Board Fair Housing sub-committee met at the Department of Professional and Occupational Regulation. Board members Maggie Davis, Mayra Pineda and Marzia Abbasi attended on behalf of the Real Estate Board. Deanda Shelton attended on behalf of the Fair Housing Office.

The meeting was called to order at approximately 9:45 a.m. by Maggie Davis. Staff advised board members of the number of cases currently under investigation and in intake. The board members and staff briefly discussed the cases on the agenda.

Ms. Davis adjourned the meeting at approximately 9:50 a.m.

Sharon Johnson, Chair

Mary Broz-Vaughan, Secretary

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REAL ESTATE BOARD
MINUTES OF MEETING

May 12, 2021

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

Sharon Johnson, Chair
Mayra Pineda
Marzia Abbasi
Nap Piland
David Perry
Margaret Davis

Board member absent from the meeting: Ibrahim Moiz, Vice-Chair
Catina Jones
Candice Bower

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

Mary Broz-Vaughan, Director
Christine Martine, Executive Director
Deanda Shelton, Assistant Fair Housing Administrator
Jim Chapman, Board Administrator
Emily Trent, Administrative Assistant

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

Ms. Johnson called the meeting to Order at 10:06 A.M.

Call to Order

Ms. Martine went through the names on the board meeting sign in sheet asking each person who signed it if they wanted to address the board. She then told these individuals that they would have the opportunity to speak when their agenda item was called.

Attendance

A motion was made by Mr. Perry and seconded by Ms. Davis to approve the agenda. The motion passed unanimously. Members voting "Yes" were Abbasi, Davis, Johnson, Perry, Piland and Pineda.

Agenda

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A motion was made by Ms. Davis and seconded by Mr. Perry to adopt the April 1, 2021, Fair Housing Sub-Committee Meeting minutes, and the April 1, 2021, Real Estate Board Meeting minutes. The motion passed unanimously. Members voting “Yes” were Abassi, Davis, Johnson, Perry, Piland and Pineda.

Lawrence Marshall, II, addressed the Board regarding regulatory review. No action was taken by the Board.

Deanda Shelton, Assistant Fair Housing Administrator, updated the Board on the current Fair Housing case load.

In the matter of **Ashley Centeno v. Matchbox Realty and Management Services Inc. and A-Side L.C., REB File Number 2021-01322**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Barry Kelley and Katie Swette, representatives for the respondents, appeared and addressed the Board. A motion was made by Ms. Davis and seconded by Ms. Abassi to find no reasonable cause the respondents discriminated against the complainants by refusing to rent based upon race or color. The motion passed unanimously. Members voting “Yes” were Abassi, Davis, Johnson, Perry, Piland and Pineda.

In the matter of **Tiffany Shirley v. Kingsbridge North LLC and Lawson Realty Corporation, REB File Number 2021-01739**, a motion was made by Ms. Davis and seconded by Ms. Pineda to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting “Yes” were Abassi, Davis, Johnson, Perry, Piland and Pineda.

In the matter of **Tynell Johnson v. Bell Fund VI Arlington, LLC and Bell Partners, Inc., REB File Number 2021-01402**, a motion was made by Ms. Davis and seconded by Ms. Pineda to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting “Yes” were Abassi, Davis, Johnson, Perry, Piland and Pineda.

In the matter of **Bryon Coleman v. River Fox Realty LLC, Alexis Thompson, Angela Mastandrea-Miller & Jeffrey Miller, File Number 2020-02815**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Byron Coleman, complainant, addressed the Board by

Minutes

Public Comment

Fair Housing Reports

Ashley Centeno v. Matchbox Realty and Management Services Inc. and A-Side L.C., REB File Number 2021-01322

Tiffany Shirley v. Kingsbridge North LLC and Lawson Realty Corporation, REB File Number 2021-01739

Tynell Johnson v. Bell Fund VI Arlington, LLC and Bell Partners, Inc., REB File Number 2021-01402

Bryon Coleman v. River Fox Realty LLC, Alexis Thompson, Angela Mastandrea-Miller

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teleconference. Lawrence Marshall, II, attorney for the respondents, was present and addressed the Board. The case was deferred to the next Board meeting in July.

& Jeffrey Miller, File Number 2020-02815

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

Fair Housing Reports

In the matter of **File Number 2021-00293, Ashley Lea Lewis**, 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. Ashley Lea Lewis, applicant, was present and addressed the Board. A motion was made by Ms. Davis and seconded by Mr. Perry to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) to deny Ms. Lewis' application for a salesperson's license based upon the record. After review of the facts, the information obtained at the Informal Fact-Finding Conference, 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 crime, the limited amount of time that has elapsed since Lewis' last involvement in the commission of a crime, and the limited evidence of rehabilitation and agreed it would be negligent to grant a license and voted to deny the license. The motion passed unanimously. Members voting "Yes" were Abassi, Davis, Johnson, Perry, Piland and Pineda.

File Number 2021-00293, Ashley Lea Lewis

In the matter of **File Number 2021-00716, Christopher Michael Hernandez**, 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. Pineda and seconded by Ms. Abassi 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. Hernandez's application for a real estate salesperson's license, subject to an agreement for licensure for a period of two years wherein Mr. Hernandez and his broker will provide quarterly reports to the Board. The motion passed by majority vote. Members voting "Yes" were Abassi, Davis, Johnson, Piland and Pineda. Member voting "No" was Perry.

File Number 2021-00716, Christopher Michael Hernandez

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In the matter of **File Number 2021-00717, Jacqueline Anne Jade Sabogal**, 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. Pineda 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. Sabogal's application for a real estate salesperson's license. A substitute motion was made by Ms. Davis and seconded by Ms. Piland to reject the recommendation contained in the Summary of the IFF to approve the real estate salesperson's license and instead deny the real estate salesperson's license due to the nature and seriousness of the crime, and the relationship of the crime to the purpose for requiring a license to engage in the occupation. The motion passed unanimously. Members voting "Yes" were Abassi, Davis, Johnson, Perry, Piland and Pineda.

File Number 2021-00717, Jacqueline Anne Jade Sabogal

In the matter of **File Number 2020-01696, Kelly Honora Peay-Boston**, 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. Kelly Honora Peay-Boston, respondent, was present and addressed the Board. A motion was made by Ms. Davis and seconded by Ms. Pineda to find a violation of §54.1-2132.04 (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. The motion passed unanimously. Members voting "Yes" were Abassi, Davis, Johnson, Perry and Pineda.

File Number 2020-01696, Kelly Honora Peay-Boston

A motion was made by Ms. Davis and seconded by Ms. Abassi to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose a monetary penalty of \$300.00 for the violation contained in Count 1, \$300.00 for the violation contained in Count 2, for a total of \$600.00. In addition, for violation of Count 1, Peay-Boston's license is placed on probation for a period of six (6) months and required to complete three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management. Further, Peay-Boston shall provide evidence acceptable to the Board that Peay-Boston has successfully completed the course(s) within six (6) months of the effective

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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, for violation of Count 2, Peay-Boston's license is placed on probation for a period of six (6) months and required to complete three (3) classroom hours of Board-approved continuing education pertaining to Real Estate contracts. Further, Peay-Boston shall provide evidence acceptable to the Board that Peay-Boston 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 Abassi, Davis, Johnson, Perry and Pineda

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

Ms. Johnson turned the position of Chair over to Ms. Davis and recused herself from the meeting.

In the matter of **File Number 2020-00776, April Mae Weber**, 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. April Mae Weber, respondent, was present and addressed the Board. A motion was made by Ms. Pineda and seconded by Mr. Perry to find a violation of 18 VAC 135-20-210 (Count 1) of the Board's 2015 Regulations, and find no violation of 18 VAC 135-20-300.9 (Count 2) of the Board's 2015 Regulations. The motion passed unanimously. Members voting "Yes" were Abassi, Davis, Perry, and Pineda.

A motion was made by Ms. Pineda and seconded by Mr. Perry to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose a monetary penalty of \$550.00 for the violation contained in Count 1, for a total of \$550.00. In addition, for violation of Count 1, Weber's license is placed on probation for six (6) months and required to complete six (6) classroom hours of Board-approved post license education pertaining to Contract Writing. Such course(s) shall be completed in a classroom. Further, Weber shall provide evidence acceptable to the Board that Weber has successfully

Transfer of Chair

File Number 2020-00776, April Mae Weber

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completed the course(s) within six (6) months of the effective date of the Order. The above-referenced education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation. The motion passed unanimously. Members voting "Yes" were Abassi, Davis, Perry and Pineda.

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

Ms. Johnson returned and assumed the position of Chair.

In the matter of **File Number 2020-02006, Timothy Penick**, the Board reviewed the record which consisted of the Notice of Prima Facie Case, the Report of Findings, including exhibits, and the Recommendation. A motion was made by Ms. Davis and seconded by Ms. Pineda to find a violation of 18 VAC 135-20-260.12 (Count 1) of the Board's 2015 Regulations, a violation of 18 VAC 135-20-180.2 (Count 2) of the Board's 2017 Regulations, a violation of 18 VAC 135-20-260.11.f (Count 3) of the Board's 2015 Regulations, and a violation of 18 VAC 135-20-240 (Count 4) of the Board's 2015 Regulations. The motion passed unanimously. Members voting "Yes" were Abassi, Davis, Johnson, Perry, Piland and Pineda.

A motion was made by Ms. Davis and seconded by Mr. Perry to impose a monetary penalty of \$1,600.00 for the violation contained in Count 1, \$1,200.00 for the violation contained in Count 2, \$1,100.00 for the violation contained in Count 3, and \$1,400.00 for the violation contained in Count 4, for a total of \$5,300.00. In addition, license revocation is imposed for the violations of Counts 1, 2, 3 and 4. The motion passed unanimously. Members voting "Yes" were Abassi, Davis, Johnson, Perry, Piland and Pineda.

In the matter of **File Number 2020-02055, Timothy Penick**, the Board reviewed the record which consisted of the Notice of Prima Facie Case, the Report of Findings, including exhibits, and the Recommendation. A motion was made by Ms. Davis and seconded by Ms. Pineda to find a violation of 18 VAC 48-50-190.8 (Count 1) of the Board's 2012 Regulations, a violation of 18 VAC 48-50-190.16 (Count 2) of the Board's 2012 Regulations, a violation of 18 VAC 48-50-190.11 (Count 3) of the Board's 2012 Regulations, a violation of 18 VAC 48-50-

Transfer of Chair

File Number 2020-02006, Timothy Penick

File Number 2020-02055, Timothy Penick

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190.12 (Count 4) of the Board's 2012 Regulations, a violation of 18 VAC 48-50-190.3 (Count 5) of the Board's 2012 Regulations, and a violation of 18 VAC 48-50-190.3 (Count 6) of the Board's 2012 Regulations. The motion passed unanimously. Members voting "Yes" were Abassi, Davis, Johnson, Perry, Piland and Pineda.

A motion was made by Ms. Davis and seconded by Mr. Perry to impose a monetary penalty of \$2,500.00 for the violation contained in Count 1, \$2,500.00 for the violation contained in Count 2, \$2,500.00 for the violation contained in Count 3, \$2,500.00 for the violation contained in Count 4, \$2,500.00 for the violation contained in Count 5, and \$2,500.00 for the violation contained in Count 6, for a total of \$15,000.00. In addition, license revocation is imposed for the violations of Counts 1, 2, 3, 4, 5 and 6. The motion passed unanimously. Members voting "Yes" were Abassi, Davis, Johnson, Perry, Piland and Pineda.

In the matter of **File Number 2020-01319, Lighthouse Properties of Virginia, Inc.**, the Board reviewed the record which consisted of the Notice of Prima Facie Case, the Report of Findings, including exhibits, and the Recommendation. A motion was made by Ms. Davis and seconded by Ms. Pineda to find a violation of 18 VAC 48-50-190.8 (Count 1) of the Board's 2012 Regulations, a violation of 18 VAC 48-50-190.16 (Count 2) of the Board's 2012 Regulations, a violation of 18 VAC 48-50-190.11 (Count 3) of the Board's 2012 Regulations, a violation of 18 VAC 48-50-190.12 (Count 4) of the Board's 2012 Regulations, a violation of 18 VAC 48-50-190.3 (Count 5) of the Board's 2012 Regulations, and a violation of 18 VAC 48-50-190.3 (Count 6) of the Board's 2012 Regulations. The motion passed unanimously. Members voting "Yes" were Abassi, Davis, Johnson, Perry, Piland and Pineda.

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

A motion was made by Ms. Davis and seconded by Ms. Piland to impose a monetary penalty of \$2,500.00 for the violation contained in Count 1, \$2,500.00 for the violation contained in Count 2, \$2,500.00 for the violation contained in Count 3, \$2,500.00 for the violation contained in Count 4, \$2,500.00 for the violation contained in Count 5, and \$2,500.00 for the violation contained in Count 6, for a total of \$15,000.00. In addition, license revocation is imposed for the violations of Counts 1, 2, 3, 4, 5 and 6. The motion passed unanimously. Members voting "Yes" were Abassi, Davis, Johnson, Perry,

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Piland and Pineda.

In the matter of **File Number 2021-00086, Patricia Elaine Pringle**, the Board reviewed the Consent Order as seen and agreed to by Ms. Pringle. A motion was made by Ms. Davis and seconded by Mr. Perry to accept the proposed Consent Order offer wherein Pringle admits to a violation of 18 VAC 135-20-180 C.4 (Count 1) of the Board's 2020 Regulations, and agrees to a monetary penalty of \$800.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$950.00. In addition, Pringle agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management and provide proof of attendance and 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 Davis, Johnson, Perry, Piland and Pineda.

File Number 2021-00086, Patricia Elaine Pringle

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

In the matter of **File Number 2021-00725, Gary Steven Layne**, the Board reviewed the Consent Order as seen and agreed to by Mr. Layne. A motion was made by Ms. Davis and seconded by Ms. Pineda to accept the proposed Consent Order offer wherein Layne 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, \$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, Layne 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 Abassi, Davis,

File Number 2021-00725, Gary Steven Layne

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Johnson, Perry, Piland and Pineda.

In the matter of **File Number 2021-00230, Ann Marie Parker**, the Board reviewed the Consent Order as seen and agreed to by Ms. Parker. A motion was made by Ms. Davis and seconded by Ms. Pineda to accept the proposed Consent Order offer wherein Parker 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, Parker 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 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 Abassi, Davis, Johnson, Perry, Piland and Pineda.

File Number 2021-00230, Ann Marie Parker

In the matter of **File Number 2020-02596, Marquetta Larose Brown**, the Board reviewed the Consent Order as seen and agreed to by Ms. Brown. A motion was made by Ms. Davis and seconded by Ms. Pineda to accept the proposed Consent Order offer wherein Brown 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 contained in Count 1, as well as \$150.00 in Board costs, for a total of \$750.00. In addition, for the violation of Count 1, Brown agrees to complete at least three classroom (3) hours of Board-approved continuing education pertaining to Real Estate Contracts and agrees to provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Abassi, Davis, Johnson, Perry, Piland and Pineda.

File Number 2020-02596, Marquetta Larose Brown

In the matter of **File Number 2020-02860, Linda F. Pegram**, the Board reviewed the Consent Order as seen and agreed to by

File Number 2020-02860, Linda F.

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Materials contained in this General Order are for discussion and do not constitute as regulation or official Board position.

Ms. Pegram. A motion was made by Ms. Davis and seconded by Ms. Pineda to accept the proposed Consent Order offer wherein Pegram 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, Pegram agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management and provide proof of attendance and 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 Abassi, Davis, Johnson, Perry, Piland and Pineda.

Pegram

In the matter of **File Number 2020-02866, Shanna Mae Feroni**, the Board reviewed the Consent Order as seen and agreed to by Ms. Feroni. A motion was made by Ms. Davis and seconded by Ms. Pineda to accept the proposed Consent Order offer wherein Feroni 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 contained in Count 1, as well as \$150.00 in Board costs, for a total of \$750.00. In addition, for the violation of Count 1, Feroni 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 Abassi, Davis, Johnson, Perry, Piland and Pineda.

File Number 2020-02866, Shanna Mae Feroni

In the matter of **File Number 2021-00410, Heather Lankford**, the Board reviewed the Consent Order as seen and agreed to by Ms. Lankford. A motion was made by Ms. Davis and seconded by Ms. Pineda to accept the proposed Consent Order offer wherein Lankford 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

File Number 2021-00410, Heather Lankford

DRAFT AGENDA
Materials contained in this
DRAFT AGENDA

Agenda item proposed for discussion. For the Board to be construed as regulation or official Board position.

Count 1, as well as \$150.00 in Board costs, for a total of \$850.00. Further, for violation of Count 1, Lankford 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 Abassi, Davis, Johnson, Perry, Piland and Pineda.

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

Administrative Issues

Ms. Martine updated the Board on the Notice of Intended Regulatory Action (NOIRA) regarding the fee adjustment regulations. The NOIRA is filed and waiting for approval from the Secretary of Commerce and Trade. No action was taken by the Board.

The Board reviewed the report from the May 7, 2021, Real Estate Board Education Committee meeting. A motion was made by Ms. Davis and seconded by Mr. Perry to accept the Education Committee meeting report. The motion passed unanimously. Members voting "Yes" were Abassi, Davis, Johnson, Perry, Piland and Pineda.

Education

There being no further business, the Board adjourned at 10:55 A.M.

Adjourn

Sharon Johnson, Chair

Mary Broz-Vaughan, Secretary

DRAFT AGENDA
Materials compiled
DRAFT AGENDA

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

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

**Real Estate Board
954640**

2020-2022 Biennium

May 2021

	May 2021 Activity	Biennium-to-Date Comparison	
		July 2018 - May 2019	July 2020 - May 2021
Cash/Revenue Balance Brought Forward			0
Revenues	353,690	3,967,520	4,069,761
Cumulative Revenues			4,069,761
Cost Categories:			
Board Expenditures	29,565	227,356	245,291
Board Administration	88,603	1,049,707	989,595
Administration of Exams	3,824	48,918	43,731
Enforcement	93,229	1,124,814	1,022,394
Legal Services	50	19,676	27,904
Information Systems	44,068	770,280	671,716
Facilities and Support Services	34,643	374,332	369,941
Agency Administration	43,744	474,214	457,565
Other / Transfers	0	0	0
Total Expenses	337,725	4,089,299	3,828,137
Transfer To/(From) Cash Reserves	(6,178)	0	(106,734)
Ending Cash/Revenue Balance			348,358

Cash Reserve Beginning Balance	2,547,589	0	2,648,145
Change in Cash Reserve	(6,178)	0	(106,734)
Cash Reserve Ending Balance	2,541,411	0	2,541,411

Number of Regulants

Current Month	75,433
Previous Biennium-to-Date	73,991

DRAFT AGENDA
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PERIMETER CENTER CONFERENCE CENTER
EMERGENCY EVACUATION OF BOARD AND TRAINING ROOMS
(Script to be read at the beginning of each meeting.)

PLEASE LISTEN TO THE FOLLOWING INSTRUCTIONS ABOUT EXITING THE PREMISES IN THE EVENT OF AN EMERGENCY.

In the event of a fire or other emergency requiring the evacuation of the building, alarms will sound. When the alarms sound, leave the room immediately. Follow any instructions given by Security staff

Board Room 1

Exit the room using one of the doors at the back of the room. Upon exiting the room, turn **RIGHT**. Follow the corridor to the emergency exit at the end of the hall.

Upon exiting the building, proceed straight ahead through the parking lot to the fence at the end of the lot. Wait there for further instructions.

Board Room 2

Exit the room using one of the doors at the back of the room. (Point) Upon exiting the room, turn **RIGHT**. Follow the corridor to the emergency exit at the end of the hall.

Upon exiting the building, proceed straight ahead through the parking lot to the fence at the end of the lot. Wait there for further instructions.

You may also exit the room using the side door, turn **Right** out the door and make an immediate **Left**. Follow the corridor to the emergency exit at the end of the hall.

Upon exiting the building, proceed straight ahead through the parking lot to the fence at the end of the lot. Wait there for further instructions.

Board Rooms 3 and 4

Exit the room using one of the doors at the back of the room. Upon exiting the room, turn **RIGHT**. Follow the corridor to the emergency exit at the end of the hall.

Upon exiting the building, proceed straight ahead through the parking lot to the fence at the end of the lot. Wait there for further instructions.

Training Room 1

Exit the room using one of the doors at the back of the room. Upon exiting the room, turn **LEFT**. Follow the corridor to the emergency exit at the end of the hall.

Upon exiting the building, proceed straight ahead through the parking lot to the fence at the end of the lot. Wait there for further instructions.

Training Room 2

Exit the room using one of the doors at the back of the room. Upon exiting the doors, turn **LEFT**. Follow the corridor to the emergency exit at the end of the hall.

Upon exiting the building, proceed straight ahead through the parking lot to the fence at the end of the lot. Wait there for further instructions.

DRAG AGENDA
Matters contained in this agenda are proposed topics for discussion and are not to be construed as resignation or official Board position.