

**REAL ESTATE BOARD**

**TENTATIVE AGENDA**

**Thursday, October 7, 2021 - 10:00 a.m.**

**2<sup>nd</sup> 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 15, 2021, Fair Housing Sub-Committee Meeting
  - B. July 15, 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. Julia Kines v. Hercules Living and Salem Fields Townhomes, Inc. LP  
REB File Number: 2021-00368  
HUD File Number: 03-20-6276-8
2. Melissa Canadas v. Click and Pick Realty LLC, Nicolas A. and Morgan Desarno  
REB File Number: 2021-02290  
HUD File Number: 03-21-8801-8  
*Appointment – Chris Robertson, attorney for the respondents*
3. Shannon Brown v. Charles and Paige Williams and Miller Property Solutions, Inc. dba Lee Property Management  
REB File Number: 2021-01793  
HUD File Number: 03-21-7861-8  
*Appointment – Shannon Brown, complainant*
4. Leslaw Dobrzanski v. Columbia Heights, LP and Kettler Management Inc.  
REB File Number: 2021-02105  
HUD File Number: 03-21-8219-8

5. Shadeaha Rawlings v. Jefferson Lofts LLC and LEAD Commercial LLC dba SVN LEAD Commercial  
REB File Number: 2021-01388  
HUD File Number: 03-21-7347-8  
*Appointment – Shadeaha Rawlings, complainant*
6. Katrina Sutton and Dana Linzy v. Brookridge Apartments LLC and South Oxford Management LLC  
REB File Number: 2021-00490  
HUD File Number: 03-21-7002-8
7. Tammy Cabell Dummars v. WJD Management LLC, Gina Talotta, Linda Cummings, Robert S. Ferrell and Monique Y. Ferrell  
REB File Number: 2019-02229  
HUD File Number: 03-19-2070-8  
*{Referred to A.G. for Official Consultation}*
8. Amanda Chan and Freddie Wilson v. New Brick Historic Lofts, LLC, Prime Properties & Relocation, and Donna Garrett  
REB File Number: 2019-02180  
HUD File Number: 03-19-9272-8  
*{Referred to A.G. for Official Consultation}*
9. Adam M. Berry and April Berry v. Executive, Inc., Management Company DBA Executives, Inc. Realty Group; P. A. Hajacos and K. K. Robinson  
REB File Number: 2020-02040  
HUD File Number: 03-20-5117-8  
*{Conciliation: Disability}*
10. Merfat Abdel Khalek Mohammed v. Kyle Realty Inc and Thomas H. Kyle  
REB File Number: 2021-02099  
HUD File Number: 03-21-8405-8  
*{Conciliation: Religion and National Origin}*
11. Timothy Rowland v. Leland Real Estate Inc. dba Leland Goldman Real Estate and David S. Johnston  
REB File Number: 2021-02611  
HUD File Number: 03-21-8072-8  
*{Conciliation: Disability}*
12. Andrew Thacker v. Morris Runaway, LLC, Jessica Ramos, Harbor Group Management Co. LLC and Leslie Proctor  
REB File No.: 2022-00079  
HUD File No.: 03-21-9211-8  
*{Conciliation: Disability and Military Status}*

## VI. REAL ESTATE CASES

1. File Number 2021-01291 – Mirza Usman Baig  
IFF by Eldridge – Licensing  
***Appointment – Mirza Usman Baig, applicant***
2. File Number 2021-00882 – Taurus Finley Dean, Sr.  
IFF by Eldridge – Licensing  
***Appointment – Taurus Finley Dean, Sr., applicant***
3. File Number 2021-01920 – Nathaniel Alexander, Jr.  
IFF by Eldridge – Licensing  
***Appointments – Nathaniel Alexander, Jr., applicant & Clifford Wells, witness***
4. File Number 2021-01914 – Debra Davis-Allen  
IFF by Eldridge – Licensing  
***Appointment – Debra Davis-Allen, applicant***
5. File Number 2021-01393 – Ivan Donnell Johnson, Sr.  
IFF by Eldridge – Licensing  
***Appointment – Ivan Donnell Johnson, Sr., applicant***
6. File Number 2021-01924 – Ryan Huston VanDyke  
IFF by Eldridge – Licensing  
***Appointments – Ryan Huston VanDyke, applicant & Walter Grewe, witness***
7. File Number 2021-01306 – Waheed Ur Rehman  
IFF by Eldridge – Licensing
8. File Number 2021-01910 – Khairi Talib Shabazz  
IFF by Eldridge – Licensing
9. File Number 2021-01915 – Michelle Diane Garcia  
IFF by Eldridge – Licensing
10. File Number 2021-01918 – Chelsey Diane Norton  
IFF by Eldridge – Licensing
11. File Number 2021-01919 – Carlos Fuentes-Rodriguez  
IFF by Eldridge – Licensing
12. File Number 2021-02477 – Danielle Rene Dickerson  
IFF by Eldridge – Licensing  
***Appointment – Danielle Rene Dickerson, applicant***
13. File Number 2021-01533 – Marvin Samuel Brown, Jr.  
IFF by Eldridge – Licensing  
***Appointment – Marvin Samuel Brown, Jr., applicant***

14. File Number 2021-01534 – William Kelly Doane  
IFF by Eldridge – Licensing
15. File Number 2020-00142 – John Patrick Morgan  
IFF by Grimsley & Jones – Disciplinary
16. File Number 2020-02379 – Caleb Louis Garnett  
Prima Facie – Disciplinary
17. ~~File Number 2021-02500 – David Bastiaans (Claimant) v. Robert Dale Schroeder, dba  
Family Properties (Regulant)  
Prima Facie – Recovery Fund~~
18. File Number 2021-00842 – Stephen Hadder  
Pre-IFF Consent Order – Disciplinary
19. File Number 2021-01212 – James Ko  
Pre-IFF Consent Order – Disciplinary
20. File Number 2021-00024 – Nicole Kristen Fogel  
Pre-IFF Consent Order – Disciplinary
21. File Number 2021-01996 – Daniel Lee Oxenburg, Sr.  
Pre-IFF Consent Order – Disciplinary
22. File Number 2021-01779 – Charles Hollister  
Pre-IFF Consent Order – Disciplinary
23. File Number 2021-01624 – Karen P. Gaskins  
Pre-IFF Consent Order – Disciplinary
24. File Number 2021-00750 – Corinne Zedd  
Pre-IFF Consent Order – Disciplinary
25. File Number 2021-02402 – Wanda Jane Cook  
Pre-IFF Consent Order – Disciplinary
26. File Number 2021-01285 – Benjamin Earl Johnson  
Pre-IFF Consent Order – Disciplinary
27. File Number 2021-01490 – Christina B. Brandon  
Pre-IFF Consent Order – Disciplinary
28. File Number 2021-00589 – Marvin James Smith, Sr. t/a Marvin James Smith  
Pre-IFF Consent Order – Disciplinary
29. File Number 2021-01186 – Joshua Dolan Baker  
Pre-IFF Consent Order – Disciplinary

30. File Number 2021-00755 – Brian Thomas Atkins  
Pre-IFF Consent Order – Disciplinary

**VII. ADMINISTRATIVE ISSUES**

- Board Financial Statement
- The Rental Group I, LLC t/a The Rental – Receiver bill
- COIA training

**VIII. EDUCATION**

- October 6, 2021, Education Committee Report

**IX. OLD BUSINESS**

**X. NEW BUSINESS**

**XI. ADJOURNMENT**

**NEXT MEETING SCHEDULED FOR WEDNESDAY, December 1, 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  
MINUTES OF MEETING

July 15, 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  
Ibrahim Moiz, Vice-Chair  
Mayra Pineda  
Marzia Abbasi  
Nan Poland (arrived at 10:50 a.m.)  
Catina Jones  
Candice Bower  
David Perry

Board member absent from the meeting: Margaret Davis

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

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

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

Ms. Johnson called the meeting to Order at 10:12 A.M.

**Call to Order**

A motion was made by Mr. Perry and seconded by Ms. Bower to approve the agenda. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Johnson, Jones, Moiz, Perry, and Pineda.

**Agenda**

A motion was made by Ms. Bower and seconded by Ms. Pineda to adopt the May 12, 2021, Fair Housing Sub-Committee Meeting minutes, and May 12, 2021, Real Estate Board Meeting

**Minutes**

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

minutes. The motion passed unanimously. Members voting “Yes” were Abassi, Bower, Johnson, Jones, Moiz, Perry, and Pineda.

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

In the matter of **Cathy Merendino v. SL Nusbaum Realty Co. and Lake View Apartments, LP dba Aero Apartments, REB File Number 2021-01455**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. A motion was made by Ms. Pineda and seconded by Mr. Perry to find no reasonable cause the respondents discriminated against the complainant by offering discriminatory terms and conditions or by refusing to rent based upon race. The motion passed unanimously. Members voting “Yes” were Abassi, Bower, Johnson, Jones, Moiz, Perry and Pineda.

In the matter of **Byron Coleman v. River Fox Realty LLC, Alexis Morehouse Thompson, Angela Mastandrea-Miller and Jeffrey S. Miller, REB File Number 2020-02815**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Byron Coleman, respondent, addressed the Board via teleconference. Lawrence Marshall, II, attorney for the respondents, and Alexis Morehouse Thompson, respondent, were present and addressed the Board. A motion was made by Ms. Pineda and seconded by Mr. Moiz to find no reasonable cause the respondents discriminated against the complainant by refusing to sell or negotiate to sell or intimidating, coercing or harassing the complainant based upon race. The motion passed unanimously. Members voting “Yes” were Abassi, Bower, Johnson, Moiz, Perry and Pineda.

Due to a possible conflict of interest, Ms. Jones recused herself from the discussion and vote in this matter.

In the matter of **Sonia Murray Allen and Charles Allen v. WKR, LLC and Bell-Key Properties Inc., dba Allied Bell-Key Realty, REB File Number 2021-00684**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Phillip Jones, representative for the respondents, was present and addressed the Board. A motion was made by Ms. Pineda and seconded by Ms. Bower to find no reasonable cause the respondents discriminated against the complainants by subjecting them to discriminatory terms and

## Fair Housing Reports

Cathy Merendino v. SL Nusbaum Realty Co. and Lake View Apartments, LP dba Aero Apartments, REB File Number 2021-01455

Byron Coleman v. River Fox Realty LLC, Alexis Morehouse Thompson, Angela Mastandrea-Miller and Jeffrey S. Miller, REB File Number 2020-02815

Sonia Murray Allen and Charles Allen v. WKR, LLC and Bell-Key Properties Inc., dba Allied Bell-Key Realty, REB File Number 2021-00684

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Materials contained in this  
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General topics for discussion  
not to be construed as regulation or official Board position.

conditions; by refusing to rent or by refusing to make a reasonable accommodation based upon disability. The motion passed unanimously. Members voting “Yes” were Abassi, Bower, Johnson, Jones, Moiz, Perry and Pineda.

Nan Piland arrived at 10:50 a.m.

In the matter of **Ronald and Shirley Johnson v. CGC Sun Union Maple Bay, LLC and Mission Rock Residential, LLC, REB File Number 2021-00076**, the Board reviewed the record which consisted of the Final Investigative Report, revised Final Investigative Report, and Case Analysis. Ronald and Shirley Johnson, complainants, were present and addressed the Board. A motion was made by Ms. Pineda and seconded by Ms. Abassi to find no reasonable cause the respondents discriminated against the complainants by refusing to rent based upon race. The motion passed unanimously. Members voting “Yes” were Abassi, Bower, Johnson, Jones, Moiz, Perry, Piland and Pineda.

In the matter of **Latoya Willis v. 621 N. Payne Street, LLC and Van Metre Residential Management LLC, REB File Number 2021-00130**, the Board reviewed the record which consisted of the Final Investigative Report, revised Final Investigative Report, Case Analysis and supplemental Case Analysis. A motion was made by Ms. Pineda and seconded by Ms. Abassi to find no reasonable cause the respondents discriminated against the complainant by offering discriminatory terms and conditions based upon race. The motion passed unanimously. Members voting “Yes” were Abassi, Bower, Johnson, Jones, Moiz, Perry, Piland and Pineda.

Mr. Perry departed the Board meeting at 11:11 a.m.

In the matter of **Jean Morris v. Chesterfield Square Mutual Homes Inc., Drucker & Falk LLC, and Sonya Collins, REB File Number 2019-02327**, the Board reviewed the record which consisted of the Final Investigative Report, Case Analysis and Official Consultation of the Attorney General. Josh David, attorney for the respondents, was present and addressed the Board.

At 11:12 A.M., Ms. Pineda offered a motion which was

**Arrival of Board Member**

**Ronald and Shirley Johnson v. CGC Sun Union Maple Bay, LLC and Mission Rock Residential, LLC, REB File Number 2021-00076**

**Latoya Willis v. 621 N. Payne Street, LLC and Van Metre Residential Management LLC, REB File Number 2021-00130**

**Departure of Board Member**

**Jean Morris v. Chesterfield Square Mutual Homes Inc., Drucker & Falk LLC, and Sonya Collins, REB File Number 2019-02327**

**Closed Session**

seconded by Mr. Moiz, 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: Thomas Payne, Helen Hardiman, Liz Hayes, Loraine Schroeder and Deanda Shelton.

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

**Fair Housing Cases Item #6. – File Number 2019-02327 –  
Jean Morris v. Drucker Falk, LLC, Chesterfield Square  
Mutual Homes Inc. and Sonya Collins**

At 11:36 A.M., a motion was made by Mr. Moiz and seconded by Ms. Piland 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: 7-0

AYES: Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

NAYS: None.

ABSENT DURING THE VOTE: None.

ABSENT DURING THE MEETING: Davis and Perry.

In the matter of **Jean Morris v. Chesterfield Square Mutual Homes Inc., Drucker & Falk LLC, and Sonya Collins, REB File Number 2019-02327**, the Board reviewed the record which consisted of the Final Investigative Report, Case Analysis and Official Consultation of the Attorney General. Josh David, attorney for the respondents, was present and addressed the Board. A motion was made by Mr. Moiz and seconded by Ms. Bower to find no reasonable cause the respondents discriminated against the complainant by interfering with complainant's fair housing rights. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

**Jean Morris v. Chesterfield Square Mutual Homes Inc., Drucker & Falk LLC, and Sonya Collins, REB File Number 2019-02327**

In the matter of **Othelia Young v. The Franklin Johnston Group Management & Development LLC and Fountain Park Apartments LP, REB File Number 2021-02200**, a motion was made by Ms. Pineda and seconded by Ms. Bower to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

**Othelia Young v. The Franklin Johnston Group Management & Development LLC and Fountain Park Apartments LP, REB File Number 2021-02200**

In the matter of **Zakiya O. Mabery v. Van Metre Kensington Place, LLC and Van Metre Management Company, LLC, REB File Number 2021-01955**, a motion was made by Ms. Pineda and seconded by Mr. Moiz to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

**Zakiya O. Mabery v. Van Metre Kensington Place, LLC and Van Metre Management Company, LLC, REB File Number 2021-01955**

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

**Litigation update**

The Board recessed from 11:50 a.m. to 11:59 a.m.

**Break**

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**

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Materials contained in this document are not to be construed as an official Board position.

Nancy Chen addressed the Board to appeal her license expiration. No action was taken by the Board.

**Public Comment**

In the matter of **File Number 2021-01235, Ahmad Shoib Abbasi**, 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. Ahmad Shoib Abbasi, applicant, was present and addressed the Board. A motion was made by Mr. Moiz and seconded by Ms. Piland 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. Abbasi's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

**File Number 2021-01235, Ahmad Shoib Abbasi**

In the matter of **File Number 2021-01303, Angela Marie Pope**, 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. Angela Marie Pope, applicant, was present and addressed the Board. A motion was made by Mr. Moiz and seconded by Ms. Bower to amend the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* approve Ms. Pope's application for a real estate salesperson's license, subject to an agreement for licensure for a period of one year wherein Ms. Pope and her broker will provide quarterly reports to the Board. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

**File Number 2021-01303, Angela Marie Pope**

In the matter of **File Number 2021-01553, Brandi M. Bovell**, 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 Mr. Moiz 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 Ms. Bovell's application for a real estate salesperson's

**File Number 2021-01553, Brandi M. Bovell**

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license. The motion passed unanimously. Members voting “Yes” were Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

In the matter of **File Number 2021-01304, Lance Dennis Wolff**, 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. Bower to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* approve Mr. Wolff’s application for a real estate salesperson’s license. The motion passed unanimously. Members voting “Yes” were Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

**File Number 2021-01304, Lance Dennis Wolff**

In the matter of **File Number 2021-00883, Robert Alfred Cunningham, Jr.**, 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. Robert Alfred Cunningham, Jr., applicant, was present and addressed the Board. A motion was made by Mr. Moiz and seconded by Ms. Bower to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* approve Mr. Cunningham’s application for a real estate salesperson’s license. The motion passed unanimously. Members voting “Yes” were Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

**File Number 2021-00883, Robert Alfred Cunningham, Jr.**

In the matter of **File Number 2021-00884, Christopher Lee Chambers**, 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. Bower to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* approve Mr. Chambers’ application for a real estate salesperson’s license. The motion passed unanimously.

**File Number 2021-00884, Christopher Lee Chambers**

DRAFT AGENDA  
Materials compiled by this office for discussion and possible action at the next meeting.  
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These items are proposed topics for discussion and are not to be construed as regulation or official Board position.

Members voting “Yes” were Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

In the matter of **File Number 2021-00878, Rodney Santiago Carrera**, 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. Piland and seconded by Mr. Moiz to reject the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and instead deny Mr. Carrera’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, 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 relationship of the crime to the purpose for requiring a license 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, Bower, Johnson, Jones, Moiz, Piland and Pineda.

**File Number 2021-00878, Rodney Santiago Carrera**

In the matter of **File Number 2021-01291, Mirza Usman Baig**, the case was deferred to the next Board meeting.

**File Number 2021-01291, Mirza Usman Baig**

In the matter of **File Number 2021-01233, Jonathan Robert Koslop**, 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 Mr. Moiz and seconded by Ms. Bower to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* approve Mr. Koslop’s application for a real estate salesperson’s license. The motion passed unanimously. Members voting “Yes” were Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

**File Number 2021-01233, Jonathan Robert Koslop**

In the matter of **File Number 2021-00882, Taurus Finley Dean, Sr.**, the case was deferred to the next Board meeting.

**File Number 2021-00882, Taurus Finley Dean, Sr.**

In the matter of **File Number 2021-00718, Michael Paul**

**File Number 2021-**

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

**00718, Michael Paul Elledge**

In the matter of **File Number 2018-00425, Elizabeth Marshall Powell, t/a Elizabeth M. Powell**, the Board reviewed and reconsidered the record which consisted of the investigative file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. Elizabeth Marshall Powell, respondent, Thomas Powell, witness, and Richard Thorsey, attorney for the respondent, were present and addressed the Board. A motion was made by Ms. Piland and seconded by Ms. Bower to accept the recommendation of the Informal Fact-Finding Conference to find a violation of 18 VAC 135-20-180.C.4 (Count 1) of the Board's 2015 Regulations, a violation of 18 VAC 135-20-180.A.2 (Count 2) of the Board's 2015 Regulations, a violation of 18 VAC 135-20-180.C.2 (Count 3) of the Board's 2015 Regulations and a violation of 18 VAC 135-20-260.12.b (Count 4) of the Board's 2015 Regulations. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Johnson, Jones, Piland and Pineda.

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

A motion was made by Ms. Bower and seconded by Ms. Abassi to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and impose a monetary penalty of \$1,000.00 for the violation contained in Count 1, \$1,500.00 for the violation contained in Count 2, \$1,000.00 for the violation contained in Count 3, and \$2,000.00 for the violation contained in Count 4, for a total of \$5,500.00. The Board also imposes the following sanctions: For violation of Counts 1-4, Powell's license is placed on probation and required to complete three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management, two (2) classroom hours of Board-approved education pertaining to

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DRAFT AGENDA  
Proposed for discussion and  
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Real Estate Board Regulations, and three (3) classroom hours of Board-approved education related to Brokerage and Agency Contract Responsibilities. Such course(s) shall be completed in a classroom. Further, Powell shall provide evidence acceptable to the Board that Powell has successfully completed the course(s) within six (6) months of the effective date of the Order. The above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation. Ms. Piland made a substitute motion to amend the sanctions to include revocation of Ms. Powell's salesperson license and to keep the monetary penalties as recommended. The change in the recommendation is due to the length of time the violations occurred and the nature of the violations including falsifying documents. Ms. Bower and Ms. Abassi agreed to the amendments in the substitute motion. Ms. Jones made a motion to amend the substitute motion for the sanctions to be revocation of license, and the continuing education as recommended but to not impose any monetary penalties. Ms. Piland agreed to these amendments. Ms. Bower and Ms. Abassi agreed to the amended substitute motion. The amended substitute motion is for revocation of Ms. Powell's salesperson license, no monetary penalties and placing Powell's license on probation and requiring her to complete three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management, two (2) classroom hours of Board-approved education pertaining to Real Estate Board Regulations, and three (3) classroom hours of Board-approved education related to Brokerage and Agency Contract Responsibilities. Such course(s) shall be completed in a classroom. Further, Powell shall provide evidence acceptable to the Board that Powell has successfully completed the course(s) within six (6) months of the effective date of the Order. The above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Johnson, Jones, Piland and Pineda.

Mr. Moiz recused himself from the vote at the request of Richard Thorsey, attorney for the respondent. Mr. Thorsey requested Mr. Moiz recuse himself due to comments Mr. Moiz made at the January 23, 2020, board meeting regarding this matter. While there was no objective offering of an actual or apparent conflict of interest with regard to Mr. Moiz's prior

DRAFT AGENDA  
Materials contained  
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Agenda item proposed for discussion and vote for this meeting

Not to be construed as regulation or official Board position.

actions, Mr. Moiz chose to recuse himself out of an abundance of caution.

In the matter of **File Number 2020-02303, David Lindsay Kabler**, 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. Piland and seconded by Mr. Moiz to find a violation of 18 VAC 135-20-180.B.1 (Count 1) of the Board's 2020 Regulations. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Johnson, Moiz, Piland and Pineda.

**File Number 2020-02303, David Lindsay Kabler**

A motion was made by Ms. Piland and seconded by Mr. Moiz to reject the recommendation contained in the Summary of the Informal Fact-Finding Conference and instead impose a monetary penalty of \$700.00 for the violation contained in Count 1, for a total of \$700.00. In addition, for violation of Count 1, Kabler's license is placed on probation for six (6) months and will be required to complete three (3) classroom hours of Board-approved post-license education pertaining to Escrow Management. Such course(s) shall be completed in a classroom. Further, Kabler shall provide evidence acceptable to the Board that Kabler has successfully completed the course(s) within six (6) months of the effective date of the Order. The above-referenced post-license education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation. The Board amended the recommended sanction to increase the monetary penalty and to add probation and post license education based on Kabler's prior disciplinary action. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Johnson, Moiz, Piland and Pineda.

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

In the matter of **File Number 2020-02157, William Edwin Close**, 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 Mr. Moiz and seconded by Ms. Piland to find a violation of 18 VAC 135-20-300.6 (Count 1) of the

**File Number 2020-02157, William Edwin Close**

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Board's 2015 Regulations. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Johnson, Moiz, Piland and Pineda.

A motion was made by Mr. Moiz and seconded by Ms. Bower to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose a monetary penalty of \$600.00 for the violation contained in Count 1, for a total of \$600.00. In addition, for violation of Count 1, Close's license is placed on probation for six (6) months and required to complete six (6) classroom hours of Board-approved post education pertaining to Contract Writing. Such course(s) shall be completed in a classroom. Further, Close shall provide evidence acceptable to the Board that Close has successfully completed the course(s) within six (6) months of the effective date of the Order. The above-referenced continuing post-license 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, Bower, Johnson, Moiz, Piland and Pineda.

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

In the matter of **File Number 2020-02510, Michelle Renea Wheeler**, 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. Michelle Renea Wheeler, respondent, was present and addressed the Board. A motion was made by Mr. Moiz and seconded by Ms. Piland to find a violation of §54.1-2137.B (Count 1) of the *Code of Virginia*, a violation of 18 VAC 135-20-260.12.c (Count 2) of the Board's 2015 Regulations, and a violation of 18 VAC 135-20-310.2 (Count 3) of the Board's 2015 Regulations. The motion passed unanimously. Members voting "Yes" were Bower, Johnson, Moiz, Piland and Pineda.

**File Number 2020-02510, Michelle Renea Wheeler**

A motion was made by Mr. Moiz and seconded by Ms. Piland to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose a monetary penalty of \$400.00 for the violation contained in Count 1, \$1,850.00 for the violation contained in Count 2, and \$600.00 for the violation contained in Count 3, for a total of \$2,850.00.

In addition, for violations of Counts 2 and 3, the Board imposed revocation of Wheeler's broker license and simultaneous issuance of a salesperson's license, effective on the date of execution of the Order. In addition, for violations of Counts 1, 2, and 3, Wheeler's license is placed on probation for six (6) months. The terms of the probation shall be: 1) For violation of Count 1, Wheeler is required to complete three (3) classroom hours of Board-approved post-license education pertaining to Agency Law. Further, Wheeler shall provide evidence acceptable to the Board that Wheeler has successfully completed the course(s) within six (6) months of the effective date of the Order. The above-referenced continuing post-license education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation. 2) For violation of Count 2, Wheeler is required to complete six (6) classroom hours of Board-approved post-license education pertaining to Contract Writing. Further, Wheeler shall provide evidence acceptable to the Board that Wheeler has successfully completed the course(s) within six (6) months of the effective date of the Order. The above-referenced continuing post-license education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation. 3) For violation of Count 3, Wheeler is required to complete three (3) classroom hours of Board-approved post-license education pertaining to Ethics and Standards of Conduct. Further, Wheeler shall provide evidence acceptable to the Board that Wheeler has successfully completed the course(s) within six (6) months of the effective date of the Order. The above-referenced continuing post-license 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 Bower, Johnson, Moiz, Piland and Pineda.

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

In the matter of **File Number 2020-00142, John Patrick Morgan**, the case was deferred to the next Board meeting.

**File Number 2020-00142, John Patrick Morgan**

In the matter of **File Number 2020-02847, Sadie Ann Arseneault, t/a Sadie Home LLC**, the Board reviewed the

**File Number 2020-02847, Sadie Ann**

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record which consisted of the Notice of Prima Facie Case, Report of Findings, including exhibits, and the Recommendation. A motion was made by Mr. Moiz and seconded by Ms. Pineda to find a violation of 18 VAC 135-20-310.2 (Count 1) of the Board's 2015 Regulations. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

**Arseneault, t/a Sadie Home LLC**

A motion was made by Mr. Moiz and seconded by Ms. Bower to accept the recommendation to impose a monetary penalty of \$600.00 for violation contained in Count 1, for a total of \$600.00. In addition, for violation of Count 1, Arseneault shall be placed on probation for a period of six months and required to complete three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management. Such course(s) shall be completed in a classroom. Further, Arseneault shall provide evidence acceptable to the Board that Arseneault 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 of a license. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

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

**Transfer of Chair**

In the matter of **File Number 2021-00766, Judy F. Woten**, the Board reviewed the Consent Order as seen and agreed to by Ms. Woten. A motion was made by Ms. Bower and seconded by Ms. Abassi to accept the proposed Consent Order offer wherein Woten admits to a violation of 18 VAC 135-20-300.9 (Count 1) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$1,200.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$1,350.00. In addition, Woten 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. 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, Bower,

**File Number 2021-00766, Judy F. Woten**

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Jones, Moiz, Piland and Pineda.

As the Board member who reviewed the file, 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 2021-00534, Alva John Edwin Clever, t/a Edwin Clever**, the Board reviewed the Consent Order as seen and agreed to by Mr. Clever. Lawrence Marshall, II, and Barrie Bowers, attorneys for the respondent, were present and addressed the Board. A motion was made by Mr. Moiz and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Clever admits to a violation of a violation of 18 VAC 135-20-260.11 (Count 1) of the Board's 2015 Regulations, and a violation of 18 VAC 135-20-260.11.e (Count 2) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$1,400.00 for the violation contained in Count 1, \$1,500.00 for the violation contained in Count 2, as well as \$150.00 in Board costs, for a total of \$3,050.00. In addition, for violation of Counts 1 and 2, Clever agrees to complete at least six (6) classroom hours of Board-approved post-license education pertaining to Real Estate Law and Regulations 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 post-licensing 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, Bower, Johnson, Jones, Moiz and Piland.

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

In the matter of **File Number 2020-01214, Barbara Z. Wilhelm**, the Board reviewed the Consent Order as seen and agreed to by Ms. Wilhelm. A motion was made by Mr. Moiz and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Wilhelm admits to a violation of a violation of 18 VAC 135-20-165.5 (Count 1) of the Board's 2015 Regulations, a violation of 18 VAC 135-20-165.4 (Count 2) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$500.00 for the violation contained in Count 1, \$750.00 for

**Transfer of Chair**

**File Number 2021-00534, Alva John Edwin Clever, t/a Edwin Clever**

**File Number 2020-01214, Barbara Z. Wilhelm**

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the violation contained in Count 2, as well as \$150.00 in Board costs, for a total of \$1,400.00. In addition, for violation of Counts 1 and 2, Wilhelm agrees to complete at least four (4) classroom hours of Board-approved continuing education pertaining to Broker Management and Supervision and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Johnson, Jones, Moiz and Piland.

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

In the matter of **File Number 2021-00691, Pradeep Kumar Reddy Peddakkagari, t/a Pradeep Peddakkagari**, the Board reviewed the Consent Order as seen and agreed to by Mr. Peddakkagari. A motion was made by Ms. Bower and seconded by Mr. Moiz to accept the proposed Consent Order offer wherein Peddakkagari admits to a violation of 18 VAC 135-20-190.D.1 (Count 1) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$300.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$450.00. In addition, Peddakkagari agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Rules and Regulations 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 and must be offered by an education provider other than Maram Realty, LLC. 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, Bower, Johnson, Jones, Moiz and Pineda.

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

In the matter of **File Number 2020-02870, Edwin Joseph Daniel**, the Board reviewed the Consent Order as seen and

**File Number 2021-00691, Pradeep Kumar Reddy Peddakkagari, t/a Pradeep Peddakkagari**

**File Number 2020-02870, Edwin Joseph**

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agreed to by Mr. Daniel. A motion was made by Ms. Bower and seconded by Mr. Moiz to accept the proposed Consent Order offer wherein Daniel admits to a violation of 18 VAC 135-20-260.12.b (Count 1) of the Board's 2015 Regulations, a violation of 18 VAC 135-20-260.12.e (Count 2) of the Board's 2015 Regulations, and a violation of §54.1-2137.B (Count 3) of the Code of Virginia, and agrees to a monetary penalty of \$2,500.00 for the violation contained in Count 1, \$950.00 for the violation contained in Count 2, \$500.00 for the violation contained in Count 3, as well as \$150.00 in Board costs, for a total of \$4,100.00. In addition, for violation of Counts 1 and 2, Daniel agrees to revocation of license. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Johnson, Jones, Moiz and Pineda.

**Daniel**

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

In the matter of **File Number 2020-02318, Aaron Edward Davis**, the Board reviewed the Consent Order as seen and agreed to by Mr. Davis. A motion was made by Ms. Piland and seconded by Mr. Moiz to reject the proposed Consent Order offer and instead offer a revised Consent Order wherein Davis admits to a violation of §54.1-2133.A.1 (Count 1) of the Code of Virginia, a violation of §54.1-2133.A.6 (Count 2) of the Code of Virginia, and a violation of 18 VAC 135-20-260.11.b (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, \$2,000.00 for the violation contained in Count 3, as well as \$150.00 in Board costs, for a total of \$3,150.00. In addition, Davis agrees to complete at least the number of classroom hours, as specified below, of Board-approved post-license 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.

**File Number 2020-02318, Aaron Edward Davis**

- For violation of Count 1, two (2) hours pertaining to Current Industry Issues and Trends pertaining to Leasing;
- For violation of Count 2, two (2) hours pertaining to Current Industry Issues and Trends pertaining to Property Management; and
- For violation of Count 3, three (3) hours pertaining to Agency

In addition, for violation of Count 3, Davis agrees to a one (1)

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year probation of his license as of the effective date of the Order. During the one (1) year probation, Davis 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 Davis and his principal broker that Davis is in compliance with the regulations of the Real Estate Board. Further, Davis agrees to revocation of his broker's license with simultaneous issuance of a salesperson's license due to the egregious nature of the violation. Mr. Davis has fourteen days to accept the counter offer, or the case will be sent to an Informal Fact-Finding Conference. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

In the matter of **File Number 2021-00275, Meghan Virginia Hicks**, the Board reviewed the Consent Order as seen and agreed to by Ms. Hicks. A motion was made by Mr. Moiz and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Hicks admits to a violation of 18 VAC 135-20-310.1 (Count 1) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$450.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$600.00. In addition, for the violation of Count 1, Hicks 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. 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, Bower, Johnson, Jones, Moiz, Piland and Pineda.

**File Number 2021-00275, Meghan Virginia Hicks**

In the matter of **File Number 2020-00121, Angela Link Jordan**, the Board reviewed the Consent Order as seen and agreed to by Ms. Jordan. A motion was made by Mr. Moiz and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Jordan admits to a violation of §54.1-2137.B.1 (Count 1) of the *Code of Virginia*, a violation of §54.1-2133.A.5 (Count 2) of the *Code of Virginia*, a violation of 18 VAC 135-20-260.11.g (Count 3) of the Board's 2015 Regulations, and a violation of §54.1-2131.A.1 (Count 4) of the *Code of Virginia*, and agrees to a monetary penalty of \$500.00 for the violation contained in Count 1, \$500.00 for the violation contained in

**File Number 2020-00121, Angela Link Jordan**

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Count 2, \$500.00 for the violation contained in Count 3, and \$1,200.00 for the violation contained in Count 4, as well as \$150.00 in Board costs, for a total of \$2,850.00. In addition, Jordan agrees to complete at least the number of classroom hours, as specified below, of Board-approved continuing education and provide proof of attendance and successful completion to the Board within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom.

- For violation of Counts 1 and 4, three (3) hours pertaining to Real Estate Contracts; and
- For violation of Counts 2 and 3, three (3) hours pertaining to Ethics and Standards of Conduct.

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

In the matter of **File Number 2021-01009, Shequanda Latifah Boone, t/a Shequandra Boone**, the Board reviewed the Consent Order as seen and agreed to by Ms. Boone. A motion was made by Mr. Moiz and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Boone 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, Boone 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, Bower, Johnson, Jones, Moiz, Piland and Pineda.

**File Number 2021-01009, Shequanda Latifah Boone, t/a Shequandra Boone**

In the matter of **File Number 2021-00443, Ashley Brooke Edge**, the Board reviewed the Consent Order as seen and agreed

**File Number 2021-00443, Ashley**

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to by Ms. Edge. A motion was made by Mr. Moiz and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Edge admits to a violation of §54.1-2132.A.4 (Count 1) of the *Code of Virginia*, and a violation of 18 VAC 135-20-300.6 (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, Edge agrees to complete at least the number of classroom hours, as specified below, of Board-approved continuing education and provide proof of attendance and successful completion to the Board within six (6) months of the effective date of the Consent Order. The courses must be completed in the classroom.

- For violation of Count 1, three (3) hours pertaining to Escrow Management; and
- For violation of Count 2, 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 Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

In the matter of **File Number 2021-00322, Jaclyn Pique, t/a Jackie Pique**, the Board reviewed the Consent Order as seen and agreed to by Ms. Pique. A motion was made by Mr. Moiz and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Pique 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 contained in Count 1, as well as \$150.00 in Board costs, for a total of \$650.00. The monetary penalty stated above, except to the extent modified below, is required within six (6) months of the effective date of the Order. In addition, for violation of Count 1, Pique agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management and 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. The Board agrees to waive the above \$500.00 monetary penalty for Count 1 should Pique complete these

**Brooke Edge**

**File Number 2021-00322, Jaclyn Pique, t/a Jackie Pique**

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requirements within the six (6) month period. 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, Bower, Johnson, Jones, Moiz, Piland and Pineda.

In the matter of **File Number 2021-00608, Denise Marie Hawkins**, the Board reviewed the Consent Order as seen and agreed to by Ms. Hawkins. A motion was made by Mr. Moiz and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Hawkins 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, Hawkins 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, Bower, Johnson, Jones, Moiz, Piland and Pineda.

**File Number 2021-00608, Denise Marie Hawkins**

In the matter of **File Number 2021-01007, Tammy Ann Busche, t/a Tammy Busche**, the Board reviewed the Consent Order as seen and agreed to by Ms. Busche. A motion was made by Mr. Moiz and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Busche 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, Busche 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 nine (9) 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

**File Number 2021-01007, Tammy Ann Busche, t/a Tammy Busche**

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reinstatement of license. The motion passed unanimously. Members voting “Yes” were Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

In the matter of **File Number 2021-00811, James Patrick Enoch**, the Board reviewed the Consent Order as seen and agreed to by Mr. Enoch. A motion was made by Mr. Moiz and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Enoch 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, Enoch 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, Bower, Johnson, Jones, Moiz, Piland and Pineda.

**File Number 2021-00811, James Patrick Enoch**

In the matter of **File Number 2020-02714, Jason M. Berg**, the Board reviewed the Consent Order as seen and agreed to by Mr. Berg. A motion was made by Mr. Moiz and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Berg admits to a violation of 18 VAC 135-20-260.11.i (Count 1) of the Board’s 2015 Regulations, and agrees to a monetary penalty of \$850.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$1,000.00. In addition, for the violation of Count 1, Berg agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Ethics and Standards of Conduct and complete at least three (3) classroom hours of Board-approved continuing education pertaining to Current Industry Issues and Trends pertaining to leasing 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, Bower, Johnson, Jones, Moiz, Piland and Pineda.

**File Number 2020-02714, Jason M. Berg**

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seconded by Ms. Bower to accept the proposed Consent Order offer wherein Dance 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 the violation of Count 1, Dance 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. 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, Bower, Johnson, Jones, Moiz, Piland and Pineda.

In the matter of **File Number 2020-02719, Thomas Eric Cobb, t/a Eric Cobb**, the Board reviewed the Consent Order as seen and agreed to by Mr. Cobb. A motion was made by Mr. Moiz and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Cobb 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, Cobb 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, Bower, Johnson, Jones, Moiz, Piland and Pineda.

In the matter of **File Number 2021-01033, Dwayne Kevin Moyers**, the Board reviewed the Consent Order as seen and agreed to by Mr. Moyers. A motion was made by Mr. Moiz and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Moyers admits to a violation of §54.1-2137.B (Count 1) of the *Code of Virginia*, and agrees to a monetary

**File Number 2020-02719, Thomas Eric Cobb, t/a Eric Cobb**

**File Number 2021-01033, Dwayne Kevin Moyers**

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penalty of \$300.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$450.00. In addition, Moyers 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, Bower, Johnson, Jones, Moiz, Piland and Pineda.

In the matter of **File Number 2021-00788, Ivan Randal Hutchison, t/a Bubba Hutchison**, the Board reviewed the Consent Order as seen and agreed to by Mr. Hutchison. A motion was made by Mr. Moiz and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Hutchison 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 the violation of Count 1, Hutchison agrees to complete at least four (4) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts and provide proof of attendance and 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, Bower, Johnson, Jones, Moiz, Piland and Pineda.

**File Number 2021-00788, Ivan Randal Hutchison, t/a Bubba Hutchison**

In the matter of **File Number 2020-02835, Mondana Nicksolat, t/a Mandy Nicksolat**, the Board reviewed the Consent Order as seen and agreed to by Ms. Nicksolat. A motion was made by Mr. Moiz and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Nicksolat admits to a violation of 18 VAC 135-20-190.C.2 (Count 1) of the Board's 2015 Regulations, and a violation of 18 VAC 135-20-190.E.2 (Count 2) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$300.00 for the violation contained in Count 1, \$500.00 for the violation contained in

**File Number 2020-02835, Mondana Nicksolat, t/a Mandy Nicksolat**

Count 2, as well as \$150.00 in Board costs, for a total of \$950.00. In addition, for the violation of Counts 1-2, Nicksolat agrees to complete at least one (1) classroom hour of Board-approved continuing education pertaining to Real Estate Agency 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, Bower, Johnson, Jones, Moiz, Piland and Pineda.

In the matter of **File Number 2021-00749, Michelle Marie Dean**, the Board reviewed the Consent Order as seen and agreed to by Ms. Dean. A motion was made by Mr. Moiz and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Dean 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 contained in Count 1, \$300.00 for the violation contained in Count 2, as well as \$150.00 in Board costs, for a total of \$950.00. In addition, Dean agrees to complete at least the number of classroom hours, as specified below, of Board-approved continuing education and provide proof of attendance and successful completion to the Board within six (6) months of the effective date of the Order. The courses must be completed in the classroom.

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

The Board shall waive \$300.00 of the monetary penalty for Count 2 provided Dean successfully completes continuing education within six (6) months of the effective date of the Order. If Dean fails to comply with this condition, then the full monetary penalty will be automatically imposed. 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

**File Number 2021-00749, Michelle Marie Dean**

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unanimously. Members voting “Yes” were Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

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

In the matter of **File Number 2020-00915, Russell Ashby Lundy, III**, the Board reviewed the Consent Order as seen and agreed to by Mr. Lundy. Lawrence Marshall, II, attorney for the respondent, was present and addressed the Board. A motion was made by Ms. Piland and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Lundy admits to a violation of 18 VAC 135-20-260.6 (Count 1) of the Board’s 2015 Regulations, and a violation of 18 VAC 135-20-260.7 (Count 2) of the Board’s 2015 Regulations, and agrees to a monetary penalty of \$800.00 for the violation contained in Count 2, as well as \$150.00 in Board costs, for a total of \$950.00. In addition, for violation of Count 1, Lundy agrees to revocation of his license. The Board shall waive imposition of the \$800.00 monetary penalty for Count 2 based on Orders for Restitution entered against Lundy on September 11, 2019, in the Circuit Court of Mecklenburg County which require him to pay restitution due in full by September 11, 2027, to make his victims whole for the offenses committed. The motion passed unanimously. Members voting “Yes” were Abassi, Bower, Jones, Moiz, Piland and Pineda.

Due to potential conflict of interest, Ms. Johnson did not vote or 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 2022-00087, Central Partners Now, LLC**, the Board reviewed the record which consisted of an investigative report and affidavit.

At 1:40 P.M., Mr. Moiz offered a motion which was seconded by Ms. Piland, 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: Thomas Payne, Christine Martine, Bryan Youmans, Johnathan Darden and Mary Broz-

**Transfer of Chair**

**File Number 2020-00915, Russell Ashby Lundy, III**

**Transfer of Chair**

**File Number 2022-00087, Central Partners Now, LLC**

**Closed Session**

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Vaughan.

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

**Real Estate Case Agenda Item #42. – File Number 2022-00087– Central Partners Now, LLC**

At 1:48 P.M., a motion was made by Mr. Moiz and seconded by Ms. Piland 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: 7-0

AYES: Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

NAYS: None.

ABSENT DURING THE VOTE:

ABSENT DURING THE MEETING: Davis and Perry.

In the matter of **File Number 2022-00087, Central Partners Now, LLC**, a motion was made Mr. Moiz and seconded by Ms. Bower to request the Office of the Attorney General file a petition to place Central Partners Now, LLC, into receivership. The motion passed unanimously. Members voting "Yes" were

**File Number 2022-00087, Central Partners Now, LLC**

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Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

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

### **Administrative Issues**

A motion was made by Mr. Moiz and seconded by Ms. Bower to file an exempt regulatory action to conform Real Estate regulation, 18 VAC 135-20-180 as presented to the Board, to the change made to the statute by Chapter 426 of the 2021 Acts of Assembly. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

A motion was made by Mr. Moiz and seconded by Ms. Bower to file an exempt regulatory action to amend the relevant sections of the Fair Housing regulations, as presented to the Board, to conform to the changes made to the statute by Chapters 17 and 478 of the 2021 Acts of Assembly. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

A motion was made by Mr. Moiz and seconded by Ms. Pineda to file an exempt regulatory action to amend the relevant sections of the Real Estate regulations to conform to the changes made to Code of Virginia by Chapter 550 of the 2021 Acts of Assembly. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

The Board considered the request of Carol M. Jenkins, as executor to appoint herself to carry on the business of her late father, Latane T. Jenkins, who was the broker of Latane Jenkins Realty, for 180 days in order to close out the real estate business of Latane Jenkins Realty in accordance with §54.1-2109 of the *Code of Virginia*. A motion was made by Ms. Bower and seconded by Mr. Moiz to allow Carol M. Jenkins, to close out the real estate business of Latane Jenkins Realty in accordance with §54.1-2109 of the *Code of Virginia*. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

A motion was made by Ms. Bower and seconded by Ms. Pineda to approve a continuing education waiver request pursuant to §54.1-2105.03.D of the *Code of Virginia* for Robert Canter, and grant Mr. Canter an extension of sixty (60) days to complete the

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required continuing education to renew his broker's license. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

The Board reviewed the following sections of the *Code of Virginia* to discuss proposed amendments to these code sections: §§54.1-2106.1, 54.1-2106.1.E, 54.1-2108.2 and 54.1-2349.B.2. A motion was made by Mr. Moiz and seconded by Ms. Jones to add the items discussed to the legislative wish list. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

Ms. Bower departed the Board meeting at 2:07 P.M.

**Departure of Board Member**

A motion was made by Mr. Moiz and seconded by Ms. Jones to delegate authority to staff to grant approval to the appropriate individuals in death of broker requests to conclude the business of the firm pursuant to §54.1-2109 of the *Code of Virginia*. The motion passed unanimously. Members voting "Yes" were Abassi, Johnson, Jones, Moiz, Piland and Pineda.

**New Business**

There being no further business, the Board adjourned at 2:30 P.M.

**Adjourn**

\_\_\_\_\_  
Sharon Johnson, Chair

\_\_\_\_\_  
Mary Broz-Vaughan, Secretary

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Materials considered in this agenda proposed for discussion 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**

**August 2021**

	August 2021 Activity	Biennium-to-Date Comparison	
		July 2018 - August 2019	July 2020 - August 2021
<b>Cash/Revenue Balance Brought Forward</b>			0
<b>Revenues</b>	426,580	5,041,377	5,242,378
<b>Cumulative Revenues</b>			5,242,378
<b>Cost Categories:</b>			
<b>Board Expenditures</b>	32,787	294,154	332,498
<b>Board Administration</b>	96,431	1,347,306	1,278,382
<b>Administration of Exams</b>	5,170	64,552	58,362
<b>Enforcement</b>	88,877	1,419,163	1,289,099
<b>Legal Services</b>	10,799	19,676	38,703
<b>Information Systems</b>	109,823	1,027,535	922,176
<b>Facilities and Support Services</b>	35,326	486,852	477,745
<b>Agency Administration</b>	42,214	597,985	580,600
<b>Other / Transfers</b>	0	719,610	719,452
<b>Total Expenses</b>	421,428	5,976,832	5,697,017
<b>Transfer To/(From) Cash Reserves</b>	(23,700)	0	(491,685)
<b>Ending Cash/Revenue Balance</b>			37,047

<b>Cash Reserve Beginning Balance</b>	2,180,160	0	2,180,145
<b>Change in Cash Reserve</b>	(23,700)	0	(491,685)
<b>Cash Reserve Ending Balance</b>	2,156,460	0	2,156,460

<b>Number of Regulators</b>	
Current Month	76,527
Previous Biennium-to-Date	74,021

**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.