

REAL ESTATE BOARD  
MINUTES OF MEETING

January 23, 2025

The Real Estate Board met at the Department of Professional and Occupational Regulation, 9960 Mayland Drive, Richmond, Virginia. The members indicated below were present. All members present were qualified to vote, except where a specific reason for disqualification is stated. There are nine (9) members on this Board, in which five (5) constitutes a quorum pursuant to § 54.1-2104.

The following Board members were present:

Joseph 'Kemper' Funkhouser, III, Chair  
Kermit 'Kit' Hale, Vice-Chair  
Pieri Burton  
Aekta Chawla  
Jeremy Dalpiaz  
Cavelle Mollineaux  
Hector 'Rene' Fonseca  
Rajesh 'Raj' Patel

The following board members were absent:

Doug Roth

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

Jeb Wilkinson, Chief Deputy Director  
Tom Payne, CID Deputy Director  
Anika Coleman, Executive Director  
Breanne Lindsey, Regulatory Operations Administrator  
Liz Hayes, Fair Housing Director  
Donnitria Mosby, Assistant Fair Housing Director  
Greg Emerson, Director of Examinations

James 'Jim' Flaherty and Todd Shockley from the Office of the Attorney General were present.

Mr. Funkhouser called the meeting to Order at 10:00 A.M.

**CALL TO ORDER**

Ms. Coleman reviewed the emergency evacuation procedures.

**EMERGENCY EGRESS**

Mr. Funkhouser determined that a quorum was a present.

**DETERMINATION OF  
QUORUM**

Ms. Coleman led a professional development session for the Real Estate Board.

**PROFESSIONAL  
DEVELOPMENT  
SESSION**

**Mr. Hale moved** to approve the amended agenda. **Mr. Burton seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Patel.

**APPROVAL OF  
AGENDA**

**Mr. Hale moved** to approve the minutes from the November 13, 2024, Real Estate Board meeting. **Mr. Mollineaux seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Patel.

**APPROVAL OF  
MINUTES**

Mr. Funkhouser welcomed guests of the audience and allowed Board members and Board staff to introduce themselves.

**WELCOME,  
INTRODUCTIONS,  
AND RESOLUTIONS**

Mr. Funkhouser read the following resolution for consideration by the Board:

**Department of Professional and  
Occupational Regulation**

**Real Estate Board**

Resolution To

*Anna Thronson*

**WHEREAS**, Anna Thronson, has faithfully and diligently served as a member of the Real Estate Board since 2022; and

**WHEREAS**, Anna Thronson, has devoted generously of her time, talent and leadership to the Board; and

**WHEREAS**, Anna Thronson, has endeavored at all times to render decisions with fairness, good judgment, and in the best interest of the Board; and

**WHEREAS**, the Real Estate Board wishes to acknowledge its gratitude and deepest appreciation for devoted service of a person who is held in high esteem by the members of the Board and the citizens of the Commonwealth.

**NOW THEREFORE BE IT RESOLVED**, by the Real Estate Board this twenty-third day of January 2025 that Anna Thronson be given all honors and respect due her for her outstanding service to the Commonwealth and its citizens and the Real Estate Board; and

**BE IT FURTHER RESOLVED**, that this Resolution be presented to her and be made a part of the official minutes of the Board so that all may know of the high regard in which she is held.

The Board in consensus adopted the resolution as written.

There was no public comment.

**PUBLIC COMMENT**

Liz Hayes, Fair Housing Director, updated the Board on the current Fair Housing case load. She informed the Board that the following agenda would be deferred:

**FAIR HOUSING  
REPORT**

**Melody Sowers and Dustin Helbert v. SREIT Woodburn I, LLC, SREIT WoodburnII, LLC, Highmark Residential LLC, and Diana Pineda**

**REB File Number: 2024-01179**

**HUD File Number: 03-24-4149-8**

No action was taken by the Board.

**FAIR HOUSING  
CASES**

In the matter of **Salifu Kamara v. Franklin Johnston Group Management & Development, LLC, Summerland Heights II LP, Renee Doyle and Ashley Frigerio** REB File Number: 2024-02603, Ms. Hayes informed the Board that the case was being reopened and requested the Board review the additional materials. No action was taken by the Board.

**Salifu Kamara v. Franklin Johnston Group Management & Development, LLC, Summerland Heights II LP, Renee Doyle and Ashley Frigerio**  
**REB File Number: 2024-02603**  
**HUD File Number: 03-24-4783-8**

In the matter of **Lakeisha Barrett v. Twin Canal Associates, LP, AAP Twin Canal, LLC and Burlington Capital Properties, LLC** REB File Number: 2025-00724, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Neither party was present to address the Board in person, by counsel, or by any other qualified representatives.

**Lakeisha Barrett v. Twin Canal Associates, LP, AAP Twin Canal, LLC and Burlington Capital Properties, LLC**  
**REB File Number: 2025-00724**  
**HUD File Number: 03-24-5137-8**

**Mr. Hale moved** to find no reasonable cause to believe the Respondents discriminated against the Complainant by failing to make a reasonable accommodation for a disability, or by imposing discriminatory terms and conditions based on disability, or by retaliating based on the complainant's disability. **Mr. Burton seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Patel.

In the matter of **Cedric Jones and Ciara Lee v. Cedar Creek Properties, LLC, Downtown Professional Real Estate, LLC dba Exit Elite Realty and Robert Washington** REB File Number: 2025-00269, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Neither party was present to address the Board in person, by counsel, or by any other qualified representatives.

**Cedric Jones and Ciara Lee v. Cedar Creek Properties, LLC, Downtown Professional Real Estate, LLC dba Exit Elite Realty and Robert Washington**  
**REB File Number: 2025-00269**  
**HUD File Number: 03-24-4997-8**

**Mr. Mollineaux moved** to find no reasonable cause to believe the Respondents discriminated against the complainants by refusing to rent to the Complainants based on their race and/or familial status, or imposing discriminatory terms and conditions based on the complainants' race and/or familial status. **Mr. Hale seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Patel.

In the matter of **Winter Savage v. Matt Altizer and House Buyers of America, Inc.** REB File Number: 2024-01365, the Board reviewed the record which consisted of the Final Investigative Report, and Case

**Winter Savage v. Matt Altizer and House Buyers of America, Inc.**

Analysis. Neither party was present to address the Board in person, by counsel, or by any other qualified representatives.

**Mr. Burton moved** to find no reasonable cause to believe the Respondents discriminated against the Complainant by refusing to sell based on Race, (Black), or discriminated against the complainant by refusing to sell based on Sex (female). **Mr. Mollineaux seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Patel.

In the matter of **Lennie Newby and Morrisha Evans v. Gates, Hudson & Associates, Inc., Southpoint TIC II Onwer, LLC, Southpoint Owner, LP and Elizbeth Strayer** REB File Number: 2024-00935, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Marie Barbich, the attorney for the respondents addressed the Board by telephone.

**Mr. Mollineaux moved** to find no reasonable cause to believe the Respondents discriminated against the Complainant in the terms and conditions of a rental based on the complainant's disability or refused to make a reasonable accommodation based on the complainant's disability. **Mr. Burton seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Patel.

In the matter of **Carla Pflasterer v. Franklin Johnston Group Management & Development, LLC and Standard Chesapeake Liberty, LLC** REB File Number: 2024-02455, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Neither party was present to address the Board in person, by counsel, or by any other qualified representatives.

**Mr. Burton moved** to find no reasonable cause to believe the Respondents discriminated against the Complainant in the terms and conditions of a rental based on the complainant's disability. Mr. Hale seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Patel.

**Mr. Burton moved** to find no reasonable cause to believe the Respondents refused to make a reasonable accommodation based on the Complainant's disability. **Mr. Hale seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Patel.

**REB File Number: 2024-01365**

**HUD File Number: 03-24-4250-8**

**Lennie Newby and Morrisha Evans v. Gates, Hudson & Associates, Inc., Southpoint TIC II Onwer, LLC, Southpoint Owner, LP and Elizbeth Strayer**

**REB File Number: 2024-00935**

**HUD File Number: 03-24-3989-8**

**Carla Pflasterer v. Franklin Johnston Group Management & Development, LLC and Standard Chesapeake Liberty, LLC**

**REB File Number: 2024-02455**

**HUD File Number: 03-24-4700-8**

In the matter of **Kyle Sershon v. Tricia Childress, Signature Properties dba Signature Property Management LLC, and Shellis Square Homeowners Association Inc. REB File Number: 2022-02197**, Mr. Mollineaux moved to approve the conciliation agreement as agreed to by the parties. Mr. Hale seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Patel.

**Kyle Sershon v. Tricia Childress, Signature Properties dba Signature Property Management LLC, and Shellis Square Homeowners Association Inc. REB File Number: 2022-02197 HUD File Number: 03-22-1151-8**

In the matter of **Alexus Menard v. Amurcon Realty Company and Brandywine Virginia Beach LLC REB File Number: 2025-00329**, Mr. Mollineaux moved to approve the conciliation agreement as agreed to by the parties. Mr. Burton seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Patel.

**Alexus Menard v. Amurcon Realty Company and Brandywine Virginia Beach LLC REB File Number: 2025-00329 HUD File Number: 03-24-5009-8**

Mr. Shockley informed the Board there was no litigation update.

**LITIGATION REPORT**

**REAL ESTATE CASES**

**Disciplinary Case Files**

Ms. Chawla recused herself for the following case files:

**File Number: 2024-01527 Haseeb Javed**

**File Number: 2024-01713 Jannifer Ann Boyd**

**Recusal of Board Member**

In the matter of **File Number: 2024-01527 Haseeb Javed**, the Board reviewed the record which consisted of the investigative file, the transcript, and exhibits from the Informal Fact-Finding Conference (“IFF”), and the Summary. Javed was present and addressed the Board.

**File Number: 2024-01527 Haseeb Javed**

**Mr. Hale moved** to find violations of **18 VAC 135-20-270.3** of the Real Estate Board Regulation (Count 1). **Mr. Dalpiaz seconded** the motion which was unanimously approved by members: Burton, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Patel.

**Mr. Mollineaux moved** to find violations of **18 VAC 135-20-**

**260.11.i** of the Real Estate Board Regulation (Count 2). **Mr. Dalpiaz seconded** the motion which was unanimously approved by members: Burton, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Patel.

**Mr. Mollineaux moved** to find violations of **18 VAC 135-20-260.11.m** of the Real Estate Board Regulation (Count 3). **Mr. Dalpiaz seconded** the motion which was unanimously approved by members: Burton, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Patel.

**Mr. Hale moved** to find violations of **18 VAC 135-20-280.4** of the Real Estate Board Regulation (Count 4). **Mr. Dalpiaz seconded** the motion which was unanimously approved by members: Burton, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Patel.

**Mr. Hale moved** to find violations of **18 VAC 135-20-300.9** of the Real Estate Board Regulation (Count 5, violation 1). **Mr. Dalpiaz seconded** the motion which was unanimously approved by members: Burton, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Patel.

**Mr. Mollineaux moved** to find violations of **18 VAC 135-20-300.9** of the Real Estate Board Regulation (Count 5, violation 2). **Mr. Dalpiaz seconded** the motion which was unanimously approved by members: Burton, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Patel.

Mr. Hale moved to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose the following sanction:

For violation of Count 1, Javed shall pay a monetary penalty of \$2,000.00 and Javed's license be revoked.

**Mr. Mollineaux seconded** the motion which was unanimously approved by members: Burton, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Patel.

**Mr. Hale moved** to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose the following sanction:

For violation of Count 2, Javed shall pay a monetary penalty of \$1,550.00 and Javed's license be revoked.

**Mr. Burton seconded** the motion which was unanimously approved

by members: Burton, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Patel.

**Mr. Hale moved** to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose the following sanction:

For violation of Count 3, Javed shall pay a monetary penalty of \$950.00 and Javed's license be revoked.

**Mr. Dalpiaz seconded** the motion which was unanimously approved by members: Burton, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Patel.

**Mr. Hale moved** to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose the following sanction:

For violation of Count 4, Javed shall pay a monetary penalty of \$1,450.00.

In addition, for violation of Count 4, the Board voted to place Javed's license on probation for a period of two (2) years. The terms of the probation shall be:

- Javed shall complete six (6) classroom hours of Board-approved post license education pertaining to Contract Writing. Further, Javed shall provide evidence acceptable to the Board that he has successfully completed the course(s) within six (6) months of the effective date of this Order. The above-referenced post-license education will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license.
- Javed and his broker shall be required to provide quarterly reports to the Board to verify that Javed is in compliance with the Board's rules and regulations.

**Mr. Mollineaux seconded** the motion which was unanimously approved by members: Burton, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Patel.

**Mr. Hale moved** to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose the following sanction:

For violation of Count 5, Violation 1, Javed shall pay a monetary penalty of \$1,100.00 and Javed's license be revoked.

**Mr. Mollineaux seconded** the motion which was unanimously approved by members: Burton, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Patel.

**Mr. Burton moved** to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose the following sanction:

For violation of Count 5, Violation 2, Javed shall pay a monetary penalty of \$2,500.00 and Javed's license be revoked.

**Mr. Mollineaux seconded** the motion which was unanimously approved by members: Burton, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Patel.

**Mr. Hale recused himself for the following case files:**  
**File Number: 2024-01713 Jannifer Ann Boyd**  
**File Number: 2024-01733 George S. Appiah, dba George Stephen Appiah**

**Recusal of Board Member**

In the matter of **File Number: 2024-01713 Jannifer Ann Boyd**, the Board reviewed the record which consisted of the investigative file, the transcript, and exhibits from the Informal Fact-Finding Conference ("IFF"), and the Summary. Boyd was present to address the Board in person.

**File Number: 2024-01713**  
**Jannifer Ann Boyd**

**Mr. Dalpiaz moved** to find violations of **18 VAC 135-20-260.12.b** of the Real Estate Board Regulation (Count 1). **Mr. Burton seconded** the motion which was unanimously approved by members: Burton, Dalpiaz, Fonseca, Funkhouser, Mollineaux, and Patel.

**Mr. Dalpiaz moved** to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose the following sanction:

For violation of Count 1, no monetary penalty will be imposed.

In addition, the Board voted to revoke Jannifer Ann Boyd's broker license and simultaneously issue her a salesperson license, effective on the date of execution of the Final Order by the Board. In addition,

such salesperson license shall be on probation for two (2) years. The terms of the probation shall be:

- While on probation, Jannifer Ann Boyd and her broker will provide
- quarterly reports to the Board that she is in compliance with the rules and regulations of the Board.
- Jannifer Ann Boyd shall be required to complete thirty (30) classroom
- hours of Board-approved post-license education, including the entire post license curriculum within six (6) months. Further, Jannifer Ann Boyd shall provide evidence acceptable to the Board that Boyd has successfully completed the course(s) within six (6) months of the effective date of the Board's order. The above-referenced post-license education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license.

**Mr. Patel seconded** the motion which was unanimously approved by members: Burton, Dalpiaz, Fonseca, Funkhouser, Mollineaux, and Patel.

Ms. Chawla returned to the meeting.

Mr. Funkhouser recused himself for the following case file:  
**File Number: 2024-01733 George S. Appiah, dba George Stephen Appiah**

The position of Chair transferred to Mr. Mollineaux.

In the matter of **File Number: 2024-01733 George S. Appiah, dba George Stephen Appiah**, the Board reviewed the record which consisted of the investigative file, the transcript, and exhibits from the Informal Fact-Finding Conference ("IFF"), and the Summary. Appiah was present and addressed the Board.

**Mr. Burton moved** to find a violation of **18 VAC 135-20-260.1** of the Real Estate Board Regulation (Count 1). **Mr. Dalpiaz seconded** the motion which was unanimously approved by members: Burton, Dalpiaz, Fonseca, Mollineaux, and Patel.

**Mr. Burton moved** to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose the following sanctions:

**Return of Board Member**

**Recusal of Board Member  
and Transfer of Chair**

**File Number: 2024-01733  
George S. Appiah, dba  
George Stephen Appiah**

For violation of Count 1, Appiah shall pay a monetary penalty of 250.00.

In addition, for the violation of Count 1, Appiah's license shall be on probation for a period of one (1) year. The terms of the probation shall be:

1. Appiah and his broker shall submit quarterly reports to the Board that he is in compliance with the rules and regulations of the Board; and
2. Appiah shall complete six (6) hours of Board-approved post-license education on Real Estate Law & Board Regulations within six (6) months. Further, Appiah shall provide evidence acceptable to the Board that Appiah has successfully completed the course within six (6) months of the effective date of the Board's order. The above referenced post-license education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license.

**Mr. Dalpiaz seconded** the motion which was unanimously approved by members: Burton, Dalpiaz, Fonseca, Mollineaux, and Patel.

Mr. Funkhouser and Mr. Hale returned to the meeting. Mr. Funkhouser resumed the role of chair.

**Return of Board Members  
and Transfer of Chair**

**PRIMA FACIE  
DISCIPLINARY CASE  
FILES**

In the matter of **File Number: 2024-01372 Jessica Ann Legarreta**, the Board reviewed the record which consisted of the Notice, the Revised of Report Findings, including exhibits, and the Recommendation. Legarreta did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

**File Number: 2024-01372  
Jessica Ann Legarreta**

**Mr. Hale moved** to a find violation of **18 VAC 135-20-300.7** of the Real Estate Board Regulation (Count 1). **Mr. Mollineaux seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Patel.

**Mr. Patel moved** to a find violation of **18 VAC 135-20-240** of the Real Estate Board Regulation (Count 2). **Mr. Mollineaux seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Patel.

**Mr. Mollineaux moved** to a find violation of § 54.1-2135.A.5 of the *Code of Virginia* (Count 3). **Mr. Dalpiaz seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Patel.

**Mr. Mollineaux moved** to a find violation of 18 VAC 135-20-300.9 of the Real Estate Board Regulation (Count 4). **Mr. Hale seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Patel.

A motion was made by Mr. Patel to accept the recommendation and impose the following sanctions as a block vote:

For violation of Count 1, Legarreta shall pay a monetary penalty of \$550.00.

For violation of Count 2, Legarreta shall pay a monetary penalty of \$1,450.00.

For violation of Count 3, Legarreta shall pay a monetary penalty of \$350.00.

For violation of Count 4, Legarreta shall pay a monetary penalty of \$1,100.00

In addition, for the violations Counts 2,3, and 4, Legarreta' license be revoked.

In addition, for the violation of Count 1, the Board voted to place Jessica Ann Legarreta on probation for a period of six (6) months. The terms of the probation shall be: Jessica Ann Legarreta shall complete six (6) classroom hours of Board-approved post-license education in Contracting Writing. Further, Jessica Ann Legarreta shall provide evidence acceptable to the Board that Jessica Ann Legarreta has successfully completed the course within six (6) months of the effective date of this order. The above referenced post-license education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license.

**Mr. Dalpiaz seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Patel.

In the matter of **File Number: 2024-02625 Barbara Mitchell-Judge**, the Board reviewed the record which consisted of the Notice, the Revised of Report Findings, including exhibits, and the Recommendation. Mitchell-Judge did not appear at the Board

**File Number: 2024-02625**  
**Barbara Mitchell-Judge**

meeting in person, by counsel, or by any other qualified representative.

**Mr. Hale moved** to a find violation of § 54.1-2132.A.4 of the *Code of Virginia* (Count 1). **Mr. Mollineaux seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Patel.

**Mr. Mollineaux moved** to a find violation of 18 VAC 135-20-310.2 of the Real Estate Board Regulation (Count 2). **Mr. Dalpiaz seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Patel.

### **Priors**

On April 1, 2021, Mitchell-Judge, was found in violation of 18 VAC 135-20-270.3 and 18 VAC 135-20-280.2, of the Real Estate Board Regulations. Final Opinion and Order 2020-00935 resulted in a fine of \$2,700.00, Mitchell-Judge's license placed on probation for two years, 3 hours of Ethics and Standards of Conduct. Compliance was obtained on April 05, 2023.

A motion was made by Hale to accept the recommendation and impose the following sanctions as a block vote:

For violation of Count 1, Mitchell-Judge shall pay a monetary penalty of \$550.00.

For violation of Count 2, Mitchell-Judge shall pay a monetary penalty of \$600.00.

For violations of Counts 1 and 2, the Board voted to place Mitchell-Judge on probation for a period of six (6) months. The terms of the probation shall be:

- For violation of Count 1, Mitchell-Judge shall complete three (3) classroom hours of Board-approved post-license education pertaining to Escrow Requirements;
- For violation of Count 2, Mitchell-Judge shall complete six (6) classroom hours of Board-approved post-license education pertaining to Contract Writing.

Further, Mitchell-Judge shall provide evidence acceptable to the Board that Mitchell-Judge has successfully completed the course(s) within six (6) months of the effective date of this Order. The above-referenced post-license education hours will not count towards any

continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license.

**Mr. Mollineaux seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Patel.

**LICENSING CASE FILES**

In the matter of **File Number:2024-01630 Leiv L. Clegg**, the Board reviewed the record which consisted of the application file, transcript, exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference. Clegg was present and addressed the Board.

**File Number:2024-01630**  
**Leiv L. Clegg**

**Mr. Hale** moved to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and Clegg's application for a Real Estate Salesperson license by examination be approved contingent upon one year of quarterly reporting by Clegg and his Supervising Broker.

**Mr. Mollineaux seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Patel.

In the matter of **File Number: 2024-01706Pranava Swaroop Komaragiri**, the Board reviewed the record which consisted of the application file, transcript, exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference. Komaragiri did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

**File Number: 2024-01706**  
**Pranava Swaroop**  
**Komaragiri**

**Mr. Mollineaux moved** to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and Komaragiri's application for a Real Estate Salesperson license by examination be approved contingent upon one year of quarterly reporting by Komaragiri and his Supervising Broker.

**Mr. Dalpiaz seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Patel.

In the matter of **File Number: 2024-02545 Teresa C. Peters**, the Board reviewed the record which consisted of the application file, transcript, exhibits from the Informal Fact-Finding Conference, and

**File Number: 2024-**  
**02545 Teresa C. Peters**

the Summary of the Informal Fact-Finding Conference. Peters appeared before the Board and by counsel.

**Mr. Hale moved** to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and Peters's application for a Real Estate Broker License be approved.

**Mr. Dalpiaz seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Patel.

In the matter of **File Number: 2024-02551 Woo Sik Oh**, the Board reviewed the record which consisted of the application file, transcript, exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference. Oh did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

**File Number: 2024-02551 Woo Sik Oh**

**Mr. Mollineaux moved** to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and Oh's application for a Real Estate Salesperson by Examination License be denied.

**Mr. Burton seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Patel.

In the matter of **File Number: 2024-02553 Ebon Aries Jackson**, the Board reviewed the record which consisted of the application file, transcript, exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference. Jackson did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

**File Number: 2024-02553 Ebon Aries Jackson**

**Mr. Burton moved** to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and Jackson's application for a Real Estate Broker license by reciprocity be approved.

**Mr. Hale seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Patel.

In the matter of **File Number: 2024-02630 Ahmad Iravani**, the Board reviewed the record which consisted of the application file, transcript, exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference. Iravani did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

**File Number: 2024-02630 Ahmad Iravani**

**Mr. Burton moved** to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and Iravani's application for a Real Estate Salesperson by Reciprocity license be approved.

**Mr. Hale seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Patel.

In the matter of **File Number: 2024-02722 Alyza Rachel Russell**, the Board reviewed the record which consisted of the application file, transcript, exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference. Russell appeared before the Board.

**File Number: 2024-02722 Alyza Rachel Russell**

**Mr. Mollineaux moved** to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and Russell's application for a Real Estate Salesperson license by examination be approved.

**Mr. Hale seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Patel.

In the matter of **File Number: 2024-02725 Jennifer Harrison Weatherless**, the Board reviewed the record which consisted of the application file, transcript, exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference. Weatherless was present and appeared before the Board.

**File Number: 2024-02725 Jennifer Harrison Weatherless**

**Ms. Chawla moved** to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and Weatherless's application for a Real Estate Salesperson license by examination be approved.

**Mr. Burton seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Patel.

**Mr. Mollineaux moved** to take all Consent Order case files except for **File Number: 2024-01857** as a block vote.

**CONSENT ORDERS AS A  
BLOCK VOTE**

**Mr. Burton seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Patel.

In the matter of **File Number: 2024-01257** **James Mitchell Abrams, t/a Jim Abrams**, the Board reviewed the Consent Order as seen and agreed to by Abrams. Abrams did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

**File Number: 2024-01257**  
**James Mitchell Abrams, t/a**  
**Jim Abrams**

**Mr. Mollineaux moved** to accept the proposed Consent Order offer wherein Abrams admits to a violation of **§54.1-2131.A.1** of the *Code of Virginia* (Count 1), and agrees to a monetary penalty of \$800.00 for the violation contained in Count 1 and \$150.00 for Board costs for a total of \$950.00.

In addition, for violation of Count 1, Abrams 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 this Consent Order. The course(s) must be completed in the classroom.

It is acknowledged that satisfactory completion of the above-referenced Post-License education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license.

**Mr. Burton seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Patel.

In the matter of **File Number: 2024-01624** **Joseph Michael Dykes**, the Board reviewed the Consent Order as seen and agreed to by Dykes. Dykes did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

**File Number: 2024-01624**  
**Joseph Michael Dykes**

**Mr. Mollineaux moved** to accept the proposed Consent Order offer wherein Dykes admits to a violation 18 VAC 135-20-310. (Count 1)

of the Board's Regulations, and agrees to a monetary penalty of \$500.00 for the violation contained in Count 1 and \$150.00 for Board costs for a total of \$650.00.

In addition, for violation of Count 1, Dykes 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 this Consent Order. The course(s) must be completed in the classroom.

It is acknowledged that satisfactory completion of the above-referenced Post-License education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license.

**Mr. Burton seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Patel.

In the matter of **File Number: 2024-02218** **Deja Arielle Coley**, the Board reviewed the Consent Order as seen and agreed to by Coley. Coley did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

**File Number: 2024-02218**  
**Deja Arielle Coley**

**Mr. Mollineaux moved** to accept the proposed Consent Order offer wherein Coley admits to violation of **18VAC135-20-260.11.g**(Count 1) of the Board's regulations and agrees to a monetary penalty of \$500.00 for the violation contained in Count 1 and \$150.00 for Board costs for a total of \$650.00.

In addition, Coley 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 this Consent Order. The courses must be completed in the classroom.

- Six (6) hours pertaining to Real Estate Law and Regulations; and
- Three (3) hours pertaining to Ethics and Standards of Conduct.

It is acknowledged that satisfactory completion of the above-referenced Post-License education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license.

**Mr. Burton seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Patel.

In the matter of **File Number: 2024-02401 Samuel Durell Watts, Jr.** the Board reviewed the Consent Order as seen and agreed to by Watts. Watts did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

**File Number: 2024-02401**  
**Samuel Durell Watts, Jr.**

**Mr. Mollineaux moved** to accept the proposed Consent Order offer wherein Watts admits to violation of **§54.1-2137.B** of the *Code of Virginia* (Count 1) and **§ 54.1-2139.A** (Count 2) of the *Code of Virginia*, and agrees to a monetary penalty of \$350.00 for the violation contained in Count 1, \$750.00 for the violation contained in Count 2, and \$150.00 for Board costs for a total of \$1,250.00.

In addition, Watts 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 this Consent Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced Post-License education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license.

**Mr. Burton seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Patel.

In the matter of **File Number: 2024-02624 Vickie Lynette Young**, the Board reviewed the Consent Order as seen and agreed to by Young. Young did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

**File Number: 2024-02624**  
**Vickie Lynette Young**

**Mr. Mollineaux moved** to accept the proposed Consent Order offer wherein Young admits to violation of **§54.1-2132.A.4** of the *Code of Virginia* (Count 1) and **18 VAC 135-20-310.2** (Count 2) of Board's regulations, and agrees to a monetary penalty of \$550.00 for the violation contained in Count 1, \$600.00 for the violation contained in Count 2, and \$150.00 for Board costs for a total of \$1,300.00.

In addition, Young 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 this Consent Order. The courses must be completed in the classroom. The courses to be completed are:

- Six (6) hours pertaining to Contract Writing; and
- Three (3) hours pertaining to Escrow Requirements.

Further, the Board shall waive \$200.00 of the monetary penalty for Count 1 and \$200.00 of the monetary penalty for Count 2 upon completion of the Board-approved Post-License education.

It is acknowledged that satisfactory completion of the above-referenced Post-License education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license.

**Mr. Burton seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Patel.

In the matter of **File Number: 2024-02793 Julie Carroll Perkins**, the Board reviewed the Consent Order as seen and agreed to by Perkins. Perkins did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

**File Number: 2024-02793**  
**Julie Carroll Perkins**

**Mr. Mollineaux moved** to accept the proposed Consent Order offer wherein Perkins admits to violation of **§54.1-2131.A.4** of the *Code of Virginia* (Count 1) and **18 VAC 135-20-310.2** (Count 2) of the Board's Regulation, and agrees to a monetary penalty of \$550.00 for the violation contained in Count 1, \$600.00 for the violation contained in Count 2, and \$150.00 for Board costs for a total of \$1,300.00.

In addition, Julie Carroll Perkins 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 this Consent Order. The courses must be completed in the classroom.

- Six (6) hours pertaining to Real Estate Law and Regulations; and
- Three (3) hours pertaining to Escrow Requirements.

It is acknowledged that satisfactory completion of the above-referenced Post-License education hours will not count towards any

continuing education requirements, if applicable, for renewal or reinstatement of license.

**Mr. Burton seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Patel.

**Mr. Hale recused himself for the following case file:  
File Number: 2024-01857**

In the matter of **File Number: 2024-01857 Aaquil Abdul Saleem Atkins**, the Board reviewed the Consent Order as seen and agreed to by Atkins. Atkins did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

**Mr. Mollineaux moved** to accept the proposed Consent Order offer wherein Atkins admits to violation **18VAC135-20-260.12** (Count 1) of the Board's regulations and agrees to a monetary penalty of \$2,000.00 for the violation contained in Count 1 and \$150.00 for Board costs for a total of \$2,150.00.

In addition, Atkins agrees to complete at least three (3) classroom hours of Board-approved Post-License education pertaining to Ethics and Standards of Conduct and provide proof of attendance and successful completion within six (6) months of the effective date of this Consent Order. The course(s) must be completed in the classroom.

It is acknowledged that satisfactory completion of the above-referenced Post-License education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license.

Mr. Burton seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Patel.

Mr. Hale provided a report from the January 22, 2025, Real Estate Education Committee meeting. **Mr. Mollineaux moved** to adopt the Real Estate Education Committee report. **Mr. Burton seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Patel.

## **END OF BLOCK VOTE**

### **Recusal of Board Member**

**File Number: 2024-02238**  
**Aaquil Abdul Saleem Atkins**

## **EDUCATION**

## **NEW BUSINESS**

Ms. Coleman provided the Real Estate Board with the Executive Director's update.

## **Executive Director's Update**

### **Legislative Actions**

Ms. Coleman informed the Board of the following legislative bills before the General Assembly:

- HB 1653 (Thomas) - Real Estate Board: Regulations related to fees charged to a licensee.
- SB 785 (Suetterlein) - Real Estate Board: Transfer of license, fee.
- HB 1684 (Sewell) - Real estate brokers and salespersons: Licensees engaged by buyers.
- SB 1309 (McPike) - Real estate brokers and salespersons: Licensees engaged by buyers.
- HB 1704 (Bulova) - Resale Disclosure Act: Resale certificate; responsibility for payment of insurance deductible.
- HB 1706 (Bulova) - Virginia Residential Property Disclosure Act: Required disclosures for buyer to beware; aircraft noise.
- SB 1210 (Pekarsky) - Virginia Residential Property Disclosure Act: Required disclosures for buyer to beware; aircraft noise.
- HB 2110 (Simon) - Resale Disclosure Act: Resale certificate; prohibition on requiring purchaser's name.
- HB 2210 (Kilgore) - Real Estate Board: Membership; qualifications.
- SB 866 (Reeves) - Real Estate Board: Membership; qualifications.
- HB 2348 (Hernandez) - Virginia Residential Property Disclosure Act: Flood-related disclosures.
- HB 2557 (McClure) - Real estate brokers, salespersons, and rental location agents: Exemptions.
- SB 993 (Graves) - Department of Professional and Occupational Regulation: Real estate brokers, salespersons, and rental location agents; exemptions; emergency.

Ms. Coleman requested feedback from the Board regarding a Real Estate Board newsletter. The Board agreed in consensus.

### **Newsletter**

## **OTHER BOARD BUSINESS**

Ms. Coleman provided the Board with an update on the new licensing software EPICx.

### **EPICx Update**

Mr. Greg Emerson, Director of Examinations, provided the Board statistics report for applicants passing the national and state portion of the exam; also, provided statistics on for remote exam proctoring.

**Exam Statistics and Remote exam proctoring**

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

**Board Financial Statements**

Ms. Coleman reminded the Board to complete the financial disclosure forms by February 1, 2025.

**Financial Disclosure**

Mr. Funkhouser reminded the Board to complete the Conflict-of-Interest Statements and Travel Reimbursement Forms.

**COMPLETION OF PAPERWORK**

There being no further business, the Board adjourned at 12:27 PM.

**ADJOURN**

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Joseph 'Kemper' Funkhouser, III, Chair

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Brian P. Wolford, Secretary