

REAL ESTATE BOARD
MINUTES OF MEETING

September 10, 2026

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, of 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
Jeremy Dalpiaz
Cavelle Mollineaux
Rajesh 'Raj' Patel
Dr. Bernice Travers

The following Board members were not present:

Aekta Chawla
Hector 'Rene' Fonseca

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

Laura McClintock, Agency Director
Steve Kirschner, Director LRPD
Tom Payne, CID Director
Anika Coleman, Executive Director
Vanessa DeGraw, Program Operations Administrator
Shaifali Prajapati, Administrative Coordinator
Donnitria Mosby, Assistant Fair Housing Director
Gregory S. Emerson, Director of Examinations
Brandon S. Bouknight, Examination Data Administrator

James 'Jim' Flaherty and Jacqueline H. Quasius from the Office of the Attorney General were present.

Funkhouser called the meeting to Order at 10:02 A.M.

CALL TO
ORDER

Coleman reviewed the emergency evacuation procedures.

**EMERGENCY
EGRESS**

Funkhouser determined that a quorum was a present.

**DETERMINATION
OF QUORUM**

Funkhouser moved for the approval of the amended agenda with changes to Section X. Education, for conditional approval of the November 02, 2026 Agenda in consideration of the December 07, 2026 Real Estate Education Committee Meeting. **Hale seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, Patel, and Travers.

**APPROVAL OF
AGENDA**

Hale moved for approval of minutes from the May 14, 2026 Real Estate Board Fair Housing Subcommittee Meeting, and **Dalpiaz seconded** the motion which was unanimously approved by members: Burton, Dalpiaz, Funkhouser, Hale, Mollineaux, Patel, and Travers.

**APPROVAL OF
MINUTES**

Hale moved for approval of minutes from the July 16, 2026 Real Estate Board Fair Housing Subcommittee Meeting, and **Patel seconded** the motion which was unanimously approved by members: Burton, Dalpiaz, Funkhouser, Hale, Mollineaux, Patel, and Travers.

Hale moved for approval of minutes from the July 16, 2026 Real Estate Board Meeting, and **Mollineaux seconded** the motion which was unanimously approved by members: Burton, Dalpiaz, Funkhouser, Hale, Mollineaux, Patel, and Travers.

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

**WELCOME &
INTRODUCTIONS**

There was no public comment.

**PUBLIC
COMMENT**

Mosby updated the Board on the current Fair Housing case load.

**FAIR HOUSING
REPORT**

Quasius provided the Board with a litigation update.

**LITIGATION
REPORT**

**FAIR HOUSING
CASES**

In the matter of **Robert Amir Alleyne v. Preston Lake Realty Partners, LLC, Park Properties Management Company LLC, Theo Sherman and Danielle Saulle, REB File Number: 2026-03076**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. The Attorney for the Complaint, Mike O.D. Pruitt, was present to speak before the Board.

**Robert Amir
Alleyne v. Preston
Lake Realty
Partners, LLC,
Park Properties
Management
Company LLC,
Theo Sherman and
Danielle Saulle
REB File Number:
2026-03076
HUD File Number:
03-26-6908-8**

Hale moved to find no reasonable cause to believe the respondents discriminated against the Complainant by:

Unreasonable delaying of a reasonable accommodation request based on disability, and; imposing discriminatory terms and conditions based on disability.

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

In the matter of **Housing Rights Initiative v. S & S Property Management, LC, Bertilla Arias, Arthur W. Smith, Maxine R. Smith, William T. Smith and Mary L. Smith, REB File Number: 2026-00465**, **Hale moved** to approve the conciliation agreement, **seconded by Mollineaux** in which the motion which was unanimously approved by members: Burton, Dalpiaz, Funkhouser, Hale, Mollineaux, Patel, and Travers.

**Housing Rights
Initiative v. S & S
Property
Management, LC,
Bertilla Arias,
Arthur W. Smith,
Maxine R. Smith,
William T. Smith
and Mary L. Smith
REB File Number:
2026-00465
HUD File Number:
N/A
{Conciliation:
Source of Funds**

**REAL ESTATE
CASES**

**DISCIPLINARY
CASES**

**Recusal of Board
Member**

**File Number 2025-
02830 - Carlos
Alberto Baez-Mora**

Dalpiaz was recused from the following case: **File Number 2025-02830 - Carlos Alberto Baez-Mora**

In the matter of **File Number 2025-02830 - Carlos Alberto Baez-Mora**, 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. The Respondent, Baez-Mora, was present to speak before the Board.

The Respondent did not have a chance to speak due to technical difficulties earlier in the meeting and spoke after the Board voted.

After the Respondent was able to speak before the Board, Hale moved to reaffirm the recommendations previously moved. Travers seconded the motion which was approved by members: Burton, Funkhouser, Hale, Patel, and Travers, and voted no by Mollineaux.

Hale moved to accept the recommendation for a violation on **Count One**, **Patel seconded** the motion which was approved by members: Burton, Funkhouser, Hale, Patel, and Travers, and voted no by Mollineaux.

Hale moved to accept the recommendation for a violation on **Count Two**, **Burton seconded** the motion which was approved by members: Burton, Funkhouser, Hale, Patel, and Travers, and voted no by Mollineaux.

Hale moved to accept the recommendation for a violation on **Count Three**, **Burton seconded** the motion which was approved by members: Burton, Funkhouser, Hale, Patel, and Travers, and voted no by Mollineaux.

Hale moved to accept the recommended sanction for a violation on **Count One**, **Patel seconded** the motion which was approved by members: Burton, Funkhouser, Hale, Patel, and Travers, and voted no by Mollineaux.

Hale moved to accept the recommended sanction for a violation on **Count Two**, **Burton seconded** the motion which was approved by members: Burton, Funkhouser, Hale, Patel, and Travers, and voted no by Mollineaux.

Hale moved to accept the recommended sanction for a violation on Count Three, **Burton seconded** the motion which was approved by members: Burton, Funkhouser, Hale, Patel, and Travers, and voted no by Mollineaux.

Funkhouser was recused from the following case: **File Number 2026-00748 - Kevin Peterson Clement**

Recusal of Board Members

In the matter of **File Number 2026-00748 - Kevin Peterson Clement**, 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. The Respondent, Clement, was present to speak before the Board.

File Number 2026-00748 - Kevin Peterson Clement

The Respondent did not have a chance to speak due to technical difficulties earlier in the meeting and spoke after the Board voted.

After the Respondent was able to speak before the Board, **Mollineaux moved** to reaffirm the recommendations previously moved. **Dalpiaz seconded** the motion which was unanimously approved by members: Burton, Dalpiaz, Hale, Mollineaux, Patel, and Travers.

Dalpiaz moved to accept the recommendation for a violation on Count One, **Mollineaux seconded**. The motion was unanimously approved by members: Burton, Dalpiaz, Funkhouser, Hale, Mollineaux, Patel, and Travers, and voted no by Mollineaux.

Dalpiaz moved to accept the recommended sanction for a violation on Count One, **Mollineaux seconded**. The motion was unanimously approved by members: Burton, Dalpiaz, Funkhouser, Hale, Mollineaux, Patel, and Travers.

LICENSING CASES

In the matter of **File Number 2026-00686 – Tracey Tomes Agee**, the Board reviewed the record which consisted of the application file, the transcript and exhibits from the Informal Fact-Finding Conference, and the Summary. Tracey Tomes Agee was present to speak before the Board.

File Number 2026-00686 – Tracey Tomes Agee

Hale moved to accept the recommendation to deny the license, **Dalpiaz seconded**. The motion was unanimously approved by members: Burton, Dalpiaz, Funkhouser, Hale, Mollineaux, Patel, and Travers.

In the matter of **File Number 2026-00742 – Anthony Robert Davis**, the Board reviewed the record which consisted of the application file, the transcript and exhibits from the Informal Fact-Finding Conference, and the Summary. Davis was

File Number 2026-00742 – Anthony Robert Davis

not present to address the Board in person, by counsel, or by any other qualified representatives.

Mollineaux moved to accept the recommendation to approve the license with probation through quarterly reporting, **Dalpiaz seconded**. The motion was approved by members: Burton, Dalpiaz, Funkhouser, Mollineaux, Patel, and Travers. Hale voted no.

In the matter of **File Number 2026-00797– Mikias Haile-Selassie**, the Board reviewed the record which consisted of the application file, the transcript and exhibits from the Informal Fact-Finding Conference, and the Summary. Haile-Selassie was not present to address the Board in person, by counsel, or by any other qualified representatives.

File Number 2026-00797– Mikias Haile-Selassie

Hale moved to accept the recommendation to deny the license with probation through quarterly reporting, **Mollineaux seconded**. The motion was unanimously approved by members: Burton, Dalpiaz, Funkhouser, Hale, Mollineaux, Patel, and Travers.

In the matter of **File Number 2026-01060 – Latricia Ann Bailey**, the Board reviewed the record which consisted of the application file, the transcript and exhibits from the Informal Fact-Finding Conference, and the Summary. Bailey was not present to address the Board in person, by counsel, or by any other qualified representatives.

File Number 2026-01060 – Latricia Ann Bailey

Hale moved to accept the recommendation to the license with probation through quarterly reporting, **Dalpiaz seconded**. The motion was unanimously approved by members: Burton, Dalpiaz, Funkhouser, Hale, Mollineaux, Patel, and Travers.

In the matter of **File Number 2026-01081– Vickie Mechelle Adams**, the Board reviewed the record which consisted of the application file, the transcript and exhibits from the Informal Fact-Finding Conference, and the Summary. Adams was not present to address the Board in person, by counsel, or by any other qualified representatives.

File Number 2026-01081– Vickie Mechelle Adams

Hale moved to accept the recommendation to deny the license, **Mollineaux seconded**. The motion was unanimously approved by members: Burton, Dalpiaz, Funkhouser, Hale, Mollineaux, Patel, and Travers.

In the matter of **File Number 2026-02524 – Uleta Vanetta Austin**, the Board reviewed the record which consisted of the application file, the transcript and exhibits from the Informal Fact-Finding Conference, and the Summary. Austin did not appear at the Board meeting in person, by counsel, or by any

File Number 2026-02524 – Uleta Vanetta Austin

other qualified representative.

Hale moved to accept the recommendation to deny the license, **Mollineaux seconded**. The motion was unanimously approved by members: Burton, Dalpiaz, Funkhouser, Hale, Mollineaux, Patel, and Travers.

In the matter of **File Number 2026-03230 – Norma J. Joy**, the Board reviewed the record which consisted of the application file, the transcript and exhibits from the Informal Fact-Finding Conference, and the Summary. Joy did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

File Number 2026-03230 – Norma J. Joy

Hale moved to accept the recommendation to deny the license, **Dalpiaz seconded**. The motion was unanimously approved by members: Burton, Dalpiaz, Funkhouser, Hale, Mollineaux, Patel, and Travers.

**CONSENT
ORDERS**

Dalpiaz moved to vote for Consent Order Items 1-5, 7 as a block. **Mollineaux seconded** the motion which was unanimously approved by members: Burton, Dalpiaz, Funkhouser, Hale, Mollineaux, Patel, and Travers.

**CONSENT
ORDERS VOTE
BY BLOCK**

In the matter of **File Number 2025-03128- Patricia C. Bailey**, the Board reviewed the Consent Order as seen and agreed to by Bailey. Bailey did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

File Number 2025-03128- Patricia C. Bailey

Dalpiaz moved to accept the proposed Consent Order offer wherein proposed Consent Order offer wherein Bailey admits to a violation of **18 VAC 135-20-260.11.1** of the Real Estate Board's regulations (Count One) and agrees to a monetary penalty of \$2,500.00 for the violation contained in Count One, \$350.00

in Board costs, for a total monetary penalty of \$2,850.00.

In addition, Bailey 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 must be completed in the classroom.

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

In the matter of **File Number 2026-00027 - Duncan Edward Murphy**, the Board reviewed the Consent Order as seen and agreed to by Murphy. Murphy did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

File Number 2026-00027 - Duncan Edward Murphy

Dalpiaz moved to accept the proposed Consent Order offer wherein Murphy admits to a violation of § 54.1-2135.E of the *Code of Virginia* of the Real Estate Board's regulations (Count One) and agrees to a monetary penalty of \$450.00 for the violation contained in Count One, \$550.00 for a violation of § 54.1-2135.A.2 of the *Code of Virginia* in Count Two, \$350.00 in Board costs, for a total monetary penalty of \$1,350.00.

In addition, Murphy agrees to complete at least three (3) 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 must be completed in the classroom.

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

In the matter of **File Number 2026-00204 - Malik, Tougeer, dba Tougeer Malik**, the Board reviewed the Consent Order as seen and agreed to by Mieszala. Mieszala did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

File Number 2026-00204 - Malik, Tougeer, dba Tougeer Malik

Dalpiaz moved to accept the proposed Consent Order offer wherein Malik admits to a violation of § 54.1-2137.B of the *Code of Virginia* of the Real Estate Board's regulations (Count One) and agrees to a monetary penalty of \$400.00 for the violation contained in Count One, § 54.1-2137.B of the *Code of Virginia*, \$950.00 for a violation of 18 VAC 135-20-260.11.m for Count Two, \$1,500.00. for a violation of 18 VAC 135-20-260.11.j for Count Three, \$350.00 in Board costs, for a total monetary penalty of 3,200.00.

In addition, Malik agrees to complete at least six (6) **hours pertaining to Real Estate Law and Regulations; and three (3) hours 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.

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

In the matter of **File Number 2026-00275 - Chad Linwood Madison**, the Board reviewed the Consent Order as seen and agreed to by Madison. Madison did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

File Number 2026-00275 - Chad Linwood Madison

Dalpiaz moved to accept the proposed Consent Order offer wherein Madison admits to a violation of § 54.1-2137.C of the *Code of Virginia* of the Real Estate Board's regulations (Count One) and agrees to a monetary penalty of \$300.00 for the violation contained in Count One, \$750.00 for a violation in **18 VAC 135-20-220.A.3** for Count Two, \$1,000 for a violation in \$350.00 in Board costs, for a total monetary penalty of \$2,400.00.

In addition, Madison 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.

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

In the matter of **File Number 2026-00834 - Duncan Edward Murphy**, the Board reviewed the Consent Order as seen and agreed to by Murphy. Murphy did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

File Number 2026-00834 - Duncan Edward Murphy

Dalpiaz moved to accept the proposed Consent Order offer wherein Madison admits to a violation of **18 VAC 135-20-180.B.1.b** of the Real Estate Board's regulations (Count One) and agrees to a monetary penalty of \$600.00 for the violation contained in Count One, \$350.00 in Board costs, for a total monetary penalty of \$950.00.

In addition, Murphy agrees to complete at least three (3) classroom hours of Board-approved Post-License education Escrow Requirements 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.

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

Dalpiaz was recused from the following case: **File Number 2026-00986 – Patrick C. Keenan**

In the matter of **File Number 2026-00986 – Patrick C. Keenan**, the Board reviewed the Consent Order as seen and agreed to by Keenan. Keenan did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

Hale moved to accept the proposed Consent Order offer wherein Keenan admits to a violation of **18 VAC 135-20-190.C.3.a** of the Real Estate Board's regulations (Count One) and agrees to a monetary penalty of \$800.00 for the violation contained in Count One, \$750.00 for a violation in **18 VAC 135-20-165-4** for Count Two, \$350.00 in Board costs, for a total monetary penalty of \$1,900.00.

In addition, Keenan 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.

Mollineaux seconded the motion, which was unanimously approved by members: Burton, Funkhouser, Hale, Mollineaux, Patel, and Travers.

In the matter of **File Number 2026-00997 – Phyllis Jan Mihalas, t/a Phyllis Mihalas**, the Board reviewed the Consent Order as seen and agreed to by Mihalas. Mihalas did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

Hale moved to accept the proposed Consent Order offer wherein admits Mihalas to a violation of **18 VAC 135-20-310.2** of the Real Estate Board's regulations (Count One) and agrees to a monetary penalty of \$600.00 for the violation contained in Count One, \$350.00 for a violation in **18 VAC 135-20-220.A.3** for Count Two, \$350.00 in Board costs, for a total monetary penalty of \$950.00.

In addition, Mihalas agrees to complete at least three (3) classroom hours of Board-approved Post-License education pertaining to Escrow Requirements 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.

Upon completion of the Post-License education course, the Board shall waive

Recusal of Board Member

File Number 2026-00986 – Patrick C. Keenan

File Number 2026-00997 – Phyllis Jan Mihalas, t/a Phyllis Mihalas

\$300.00 of the \$600.00 monetary penalty for Count 1. If Mihalas fails to comply with this condition, then the full monetary penalty will be automatically imposed.

Mollineaux seconded the motion, which was unanimously approved by members: Burton, Funkhouser, Hale, Mollineaux, Patel, and Travers.

Dalpiaz was recused from the following case: **File Number 2026-00487 - Michael Thomas Pagans**

Recusal of Board Member

In the matter of **File Number 2026-00487 - Michael Thomas Pagans**, the Board reviewed the Consent Order as seen and agreed to by Pagans. Pagans did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

File Number 2026-00487 - Michael Thomas Pagans

Dalpiaz moved to accept the proposed Consent Order offer wherein admits Pagans to a violation of **18 VAC 135-20-260.11.g** of the Real Estate Board's regulations (Count One) and agrees to a monetary penalty of \$500.00 for the violation contained in Count One, \$350.00 in Board costs, for a total monetary penalty of \$850.00.

In addition, Pagans agrees to complete at least three (3) classroom hours of Board-approved Post-License education pertaining to Escrow Requirements 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.

Patel seconded the motion, which was unanimously approved by members: Burton, Funkhouser, Mollineaux, Patel, and Travers.

The Board reviewed the September 09, 2026 Real Estate Education Committee Education Report. Dalpiaz **moved** to accept the report as written. **Patel seconded** the motion which was unanimously approved by members: Burton, Dalpiaz, Funkhouser, Hale, Mollineaux, Patel, and Travers.

EDUCATION

Hale moved for the conditional approval of the November 02, 2026 Agenda in consideration of the December 07, 2026 Real Estate Education Committee Meeting. **Patel seconded** the motion which was unanimously approved by members: Burton, Dalpiaz, Funkhouser, Hale, Mollineaux, Patel, and Travers.

NEW BUSINESS

Coleman provided the Board with the Executive Director's update, including a licensing statistics overview and introduced Real Estate Section staff members in the audience.

Executive Director's Update

Hale nominated Funkhouser for Chair. **Hale moved** to elect Funkhouser for Chair, **Travers seconded** the motion which was unanimously approved by members: Burton, Dalpiaz, Funkhouser, Hale, Mollineaux, Patel, and Travers.

Election of Chairs

Funkhouser nominated Hale for Vice-Chair. **Funkhouser moved** to elect Hale for Vice-Chair, **Dalpiaz seconded** the motion which was unanimously approved by members: Burton, Dalpiaz, Funkhouser, Hale, Mollineaux, Patel, and Travers.

Plummer presented the Board with an update on i. § 54.1-2109. Death or Disability of a Real Estate Broker, HB 1117 Exempt Action, and SB 803 Emergency Regulation

Legislative Update

Coleman and Kirschner provided the Board with a reminder of the dates for the upcoming 2026 Board Member Training Conference to be held from October 22-23, 2026.

2026 Board Member Training

Coleman provided the Board with the status of overall Board Financials up till the month of September provided by DPOR staff. The Board reviewed the Board Financials as presented.

OTHER BUSINESS

Board Financials

Emerson and Bouknight provided the Board with exam statistics with quarterly reports with analysis of trends and discussed analytical information comparing new and old exams starting January 2027. Both staff members answered questions regarding indexing exam questions.

Exam Statistics

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 11:34 A.M.

ADJOURN

Joseph ‘Kemper’ Funkhouser, III, Chair

Laura McClintock, Secretary

DRAFT