

REAL ESTATE BOARD
MINUTES OF MEETING

July 16, 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
Aekta Chawla
Jeremy Dalpiaz
Hector 'Rene' Fonseca
Cavelle Mollineaux
Rajesh 'Raj' Patel
Dr. Bernice Travers

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

Laura McClintock, Agency Director
Tom Payne, CID Director
Anika Coleman, Executive Director
Vanessa DeGraw, Program Operations Administrator
Shaifali Prajapati, Administrative Coordinator
Kyndall Tweedy-Campbell, Licensing Specialist
Liz Hayes, Fair Housing Director
Donnitria Mosby, Assistant Fair Housing Director
Joseph Haughwout, Jr., Regulatory Affairs Manager
Gregory S. Emerson, Director of Examinations
Johnathan Darden, Director of Investigations

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

Funkhouser called the meeting to Order at 10:05 A.M.

**CALL TO
ORDER**

Coleman reviewed the emergency evacuation procedures.

**EMERGENCY
EGRESS**

Funkhouser determined that a quorum was a present.

**DETERMINATION
OF QUORUM**

Kirschner reminded the Board of procedures on investigations, as well as adherence to Board Member roles during Board Meetings and Informal Fact-finding Conferences.

**PROFESSIONAL
DEVELOPMENT
SESSION**

Funkhouser recommended approval of the amended agenda with changes to Section IX. Real Estate Cases, in which Item #2 (File Number 2025-03033 (Barbara Michelle Sgueglia)) was heard together with Item #4 (File Number 2026-00840 (Barbara Michelle Sgueglia)). **Hale moved and Burton seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, Patel, and Travers.

**APPROVAL OF
AGENDA**

Funkhouser recommended approval of minutes from the May 14, 2026, Real Estate Board Meeting with an amendment to page 8 to remove Funkhouser from the vote during Closed Session. **Hale moved and Chawla seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, Patel, and Travers.

**APPROVAL OF
MINUTES**

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**

Hayes 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 **Housing Rights Initiative v. 2301 6th Street South LLC, Arlington Realty, Inc. and Rebecca Seekford**, REB File Number: 2026-00302, the case was withdrawn and no action was needed by the Board.

Housing Rights Initiative v. 2301 6th Street South LLC, Arlington Realty, Inc. and Rebecca Seekford
REB File Number: 2026-00302
HUD File Number: N/A
{Referred to OAG for Official Consultation}

In the matter of **Housing Rights Initiative v. Lucinda, LC and June Lucinda Wheatley** REB File Number: 2026-00304, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis. The Respondent, June Lucinda Wheatley and Attorney for the Respondent, Jerome Friedlander, were present to address the Board.

Housing Rights Initiative v. Lucinda, LC and June Lucinda Wheatley
REB File Number: 2026-00304
HUD File Number: N/A
{Referred to OAG for Official Consultation}

Hale motioned for a closed session to deliberate the matter of **Housing Rights Initiative v. Lucinda, LC and June Lucinda Wheatley** REB File Number: 2026-00304 as well as under XI. New Business, Item C. **Receivership Request - 0226013706 Harbor Group Residential Real Estate Corp., t/a Harbor Associates Real Estate**. Dalpiaz seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, Patel, and Travers. The closed session ended at 11:24 AM.

CLOSED SESSION

Hale moved that there was reasonable cause of discrimination regarding terms and

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

In the matter of **Housing Rights Initiative v. SANDS Property Management LLC and Elizabeth Willis**, **REB File Number: 2026-00879**, 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.

Hale moved to approve the terms of the Conciliation Agreement. **Mollineaux seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, Patel, and Travers.

In the matter of **Housing Rights Initiative v. MST Group LC, S&S Property Management LLC, and Bertila Arias**, **REB File Number: 2025-03120**, 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.

Hale moved to approve the terms of the Conciliation Agreement. **Burton seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, Patel, and Travers.

In the matter of **Housing Rights Initiative v. Swansen Apartments LC, SANDS Property Management LLC, and Cynthia Rodriguez**, **REB File Number: 2026-00464**, 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.

Hale moved to approve the terms of the Conciliation Agreement. **Dalpiaz seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, Patel, and Travers.

Housing Rights Initiative v. SANDS Property Management LLC and Elizabeth Willis
REB File Number: 2026-00879
HUD File Number: N/A
{Conciliation: Source of Funds}

Housing Rights Initiative v. MST Group LC, S&S Property Management LLC, and Bertila Arias
REB File Number: 2025-03120
HUD File Number: N/A
{Conciliation: Source of Funds}

Housing Rights Initiative v. Swansen Apartments LC, SANDS Property Management LLC, and Cynthia Rodriguez
REB File Number: 2026-00464
HUD File Number: N/A
{Conciliation: Source of Funds}

**REAL ESTATE
CASES**

**Recusal of Board
Member**

**File Number 2025-
02599 - Sheryl Lynn
Bice**

Hale was recused from the following case: **File Number 2025-02599 - Sheryl Lynn Bice**

In the matter of **File Number 2025-02599 - Sheryl Lynn Bice**, 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, Sheryl Lynn Bice, was present to speak before the Board.

Dalpiax moved to accept the recommendation for a violation on **Count One**, **Chawla seconded**. The motion was unanimously approved by members: Burton, Chawla, Dalpiax, Fonseca, Funkhouser, Mollineaux, Patel, and Travers.

Dalpiax moved to accept the recommendation for a violation on **Count Two**, **Burton seconded**. The motion was unanimously approved by members: Burton, Chawla, Dalpiax, Fonseca, Funkhouser, Mollineaux, Patel, and Travers.

Mollineaux moved to accept the recommendation for a violation on **Count Three**, **Dalpiax seconded**. The motion was unanimously approved by members: Burton, Chawla, Dalpiax, Fonseca, Funkhouser, Mollineaux, Patel, and Travers.

Mollineaux moved to accept the recommendation for a violation on **Count Four**, **Dalpiax seconded**. The motion was unanimously approved by members: Burton, Chawla, Dalpiax, Fonseca, Funkhouser, Mollineaux, Patel, and Travers.

Mollineaux moved to accept the recommendation for a violation on **Count Five**, **Patel seconded**. The motion was unanimously approved by members: Burton, Chawla, Dalpiax, Fonseca, Funkhouser, Mollineaux, Patel, and Travers.

Mollineaux moved to accept the recommendation for a violation on **Count Six**, **Chawla seconded**. The motion was unanimously approved by members: Burton, Chawla, Dalpiax, Fonseca, Funkhouser, Mollineaux, Patel, and Travers.

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

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

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

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

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

Mollineaux moved to accept the recommended sanction for a violation on **Count Six, Burton seconded**. The motion was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Mollineaux, Patel, and Travers. On this Count, the Respondent had their license revoked.

Dalpiaz and Hale recused themselves from the following case: **File Number 2026-00192 - Amy Jo Argenbright**

In the matter of **File Number 2026-00192 - Amy Jo Argenbright**, 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. Neither party was present to address the Board in person, by counsel, or by any other qualified representatives.

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

Burton moved to accept the recommendation to find no violation and close **Count Two, Chawla seconded**. The motion was unanimously approved by members: Burton, Chawla, Fonseca, Funkhouser, Mollineaux, Patel, and Travers.

Patel moved to accept the recommendation for a violation on **Count Three, Chawla seconded**. The motion was unanimously approved by members: Burton, Chawla, Fonseca, Funkhouser, Mollineaux, Patel, and Travers.

Mollineaux moved to accept the recommendation to find no violation and close **Count Four, Chawla seconded**. The motion was unanimously approved by members: Burton, Chawla, Fonseca, Funkhouser, Mollineaux, Patel, and Travers.

Patel moved to accept the recommended sanction for a violation on **Count One,**

**Recusal of Board
Members**

**File Number 2026-
00192 - Amy Jo
Argenbright**

Mollineaux seconded. The motion was unanimously approved by members: Burton, Chawla, Fonseca, Funkhouser, Mollineaux, Patel, and Travers.

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

Burton, Dalpiaz, and Mollineaux recused themselves from the following case: **File Number 2026-00449 - Crystal Latasha Allen**

Recusal of Board Members

In the matter of **File Number 2026-00449 - Crystal Latasha Allen** 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, Crystal Latasha Allen, was present to speak before the Board.

File Number 2026-00449 - Crystal Latasha Allen

Hale moved to reject the recommendation to find no violation on **Count One, Chawla seconded.** The motion was unanimously approved by members: Chawla, Fonseca, Funkhouser, Hale, Patel, and Travers.

At the recommendation of Board counsel, Hale motioned for a closed session to deliberate the matter of the following cases: **File Number 2026-00840 - Barbara Michelle Sgueglia, File Number 2025-03033 - Barbara Michelle Sgueglia. Dalpiaz seconded** the motion, which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, Patel, and Travers. The closed session ended at 1:04 PM.

CLOSED SESSION

Burton, Chawla, and Mollineaux recused themselves from the following case: **File Number 2026-00840 - Barbara Michelle Sgueglia**

Recusal of Board Members

In the matter of **File Number 2026-00840 - Barbara Michelle Sgueglia** 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, Barbara Michelle Sgueglia, was present to speak before the Board.

File Number 2026-00840 - Barbara Michelle Sgueglia

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

Dalpiaz moved to accept the recommendation to find no violation on **Count Two, Hale seconded.** The motion was unanimously approved by members: Dalpiaz, Fonseca, Funkhouser, Hale, Patel, and Travers.

Hale moved to accept the recommendation to find no violation on **Count Three**, **Travers seconded**. The motion was unanimously approved by members: Dalpiaz, Fonseca, Funkhouser, Hale, Patel, and Travers.

Hale moved to reject the recommendation to find no violation on **Count Four**, **Travers seconded**. The motion was unanimously approved by members: Dalpiaz, Fonseca, Funkhouser, Hale, Patel, and Travers.

After the closed session, Hale rescinded his motion and **Dalpiaz moved** to accept the recommendation to find violation on **Count Four**, **Patel seconded**. The motion was unanimously approved by members: Dalpiaz, Fonseca, Funkhouser, Hale, Patel, and Travers.

Dalpiaz moved to reject the recommended sanction for a violation on **Count Four**, citing uncertainty in the record regarding confusion of delivery in addition to finding the license suspension of 100 days as quite drastic. **Chawla seconded** the motion, which was unanimously approved by members: Dalpiaz, Fonseca, Funkhouser, Hale, Patel, and Travers.

Burton, Chawla, and Mollineaux recused themselves from the following case: **File Number 2025-03033 - Barbara Michelle Sgueglia**

Recusal of Board Members

In the matter of **File Number 2025-03033 - Barbara Michelle Sgueglia** 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 Complainant, Jessena Robinson, and the Respondent, Barbara Michelle Sgueglia, were present to speak before the Board through phone call and in-person, respectively.

File Number 2025-03033 - Barbara Michelle Sgueglia

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

Dalpiaz moved to accept the recommendation for a violation on **Count Two**, **Patel seconded**. The motion was unanimously approved by members: Dalpiaz, Fonseca, Funkhouser, Hale, Patel, and Travers.

LICENSING CASE FILES

In the matter of **File Number 2026-00282 – Jeffrey Robert Kirks**, the Board reviewed the record which consisted of the application file, the transcript and

File Number 2026-

exhibits from the Informal Fact-Finding Conference, and the Summary. Jeffrey Robert Kirks was not present to address the Board in person, by counsel, or by any other qualified representatives.

**00282 – Jeffrey
Robert Kirks**

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

In the matter of **File Number 2026-00687 – Paul Augustus Harris**, the Board reviewed the record which consisted of the application file, the transcript and exhibits from the Informal Fact-Finding Conference, and the Summary. Paul Augustus Harris was present to address the Board.

**File Number 2026-
00687 – Paul
Augustus Harris**

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

In the matter of **File Number 2026-00750 – George Wade Lodge**, the Board reviewed the record which consisted of the application file, the transcript and exhibits from the Informal Fact-Finding Conference, and the Summary. George Wade Lodge was present to address the Board.

**File Number 2026-
00750 – George
Wade Lodge**

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

In the matter of **File Number 2026-01117 – Mounir Badawy**, the Board reviewed the record which consisted of the application file, the transcript and exhibits from the Informal Fact-Finding Conference, and the Summary. Mounir Badawy was not present to address the Board in person, by counsel, or by any other qualified representatives.

**File Number 2026-
01117 – Mounir
Badawy**

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

Mollineaux was recused from the following case: **File Number 2026-02468 – Diondra Denise Gray**

**Recusal of Board
Member**

In the matter of **File Number 2026-02468 – Diondra Denise Gray**, the Board reviewed the record which consisted of the application file, the transcript and exhibits from the Informal Fact-Finding Conference, and the Summary. Diondra

**File Number 2026-
02468 – Diondra
Denise Gray**

Denise Gray was present to address the Board.

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

**CONSENT
ORDERS**

**Recusal of Board
Member**

Mollineaux was recused from the following case: **File Number 2026-00306 - Joseph Hayden Williams**

In the matter of **File Number 2026-00306 - Joseph Hayden Williams**, the Board reviewed the Consent Order as seen and agreed to by Williams. Williams did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

**File Number 2026-
00306 - Joseph
Hayden Williams**

Dalpiaz moved to accept the proposed Consent Order offer wherein Williams admits to a violation of **18 VAC 135-20-300.2** 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, Joseph Hayden Williams 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.

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

In the matter of **File Number 2026-00334 - Todd Eric McKee**, the Board reviewed the Consent Order as seen and agreed to by McKee. McKee did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

**File Number 2026-
00334 - Todd Eric
McKee**

Dalpiaz moved to accept the proposed Consent Order offer wherein McKee admits 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, for violation of Count 1, McKee 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.

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

Hale was recused from the following case: **2026-00487 - Michael Thomas Pagans, t/a Mike Pagans**

Due to further clarification needed on whether Hale would be classified as the Complainant, **Dalpiaz moved** to revisit this case until the next Real Estate Board meeting on September 10, 2026. **Chawla seconded** the motion, which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Mollineaux, Patel, and Travers.

Hale was recused from the following case: **Levi Dewey Long, III, t/a Dewey Long**

In the matter of **File Number 2026-00785 - Levi Dewey Long, III, t/a Dewey Long**, the Board reviewed the Consent Order as seen and agreed to by Long. Long did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

Dalpiaz moved to accept the proposed Consent Order offer wherein Long admits to a violation of **18 VAC 135-20-290.1** of the Real Estate Board's regulations (Count One) and agrees to a monetary penalty of \$1,050.00 for the violation contained in Count One, \$350.00 in Board costs, for a total monetary penalty of \$1,400.00.

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

Dalpiaz moved to vote for Consent Order Items 5, 6, 7 as a block. **Chawla seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, Patel, and Travers.

Recusal of Board Member

2026-00487 - Michael Thomas Pagans, t/a Mike Pagans

Recusal of Board Member

File Number 2026-00785 - Levi Dewey Long, III, t/a Dewey Long

CONSENT ORDERS VOTE BY BLOCK

In the matter of **File Number 2026-00809 - Marcella J. Covarrubias, t/a Marcy Covarrubias**, the Board reviewed the Consent Order as seen and agreed to by Covarrubias. Covarrubias did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

File Number 2026-00809 - Marcella J. Covarrubias, t/a Marcy Covarrubias

Dalpiaz moved to accept the proposed Consent Order offer wherein Abrams admits to a violation of § 54.1-2137.A of the *Code of Virginia* of the Real Estate Board's regulations (Count One) and agrees to a monetary penalty of \$350.00 for the violation contained in Count One, \$400.00 for a violation of § 54.1-2137.A contained in Count Two, \$350.00 in Board costs, for a total monetary penalty of \$1,100.00.

In addition, Covarrubias 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 must be completed in the classroom.

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

In the matter of **File Number 2026-01089 - Evelyn Mishel Mieszala, t/a Evelyn M Mieszala**, 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 2026-01089 - Evelyn Mishel Mieszala, t/a Evelyn M Mieszala

Dalpiaz moved to accept the proposed Consent Order offer wherein Mieszala admits to a violation of § 54.1-2133.A.1 of the *Code of Virginia* 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, for violation of Count 1, Mieszala 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.

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

In the matter of **File Number 2026-01126 - Alison Driskill Pettit, t/a Alison**

File Number 2026-01126 - Alison

Pettit, the Board reviewed the Consent Order as seen and agreed to by Pettit. Pettit did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

**Driskill Pettit, t/a
Alison Pettit**

Dalpiaz moved to accept the proposed Consent Order offer wherein Pettit admits to a violation of § 54.1-2132.A.2.d of the *Code of Virginia* 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, Pettit 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.

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

Hale provided a report from July 15, 2026, Real Estate Education Committee meeting. **Chawla moved** to accept the report as written. **Burton seconded** the motion, which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, Patel, and Travers.

EDUCATION

NEW BUSINESS

Coleman provided the Board with the Executive Director's update.

Executive Director's Update

Darden presented the Investigative Guidance Document to the Board. **Patel moved** to adopt the Investigative Guidance Document. **Chawla seconded** the motion, which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, Patel, and Travers.

Investigative Guidance Document

Hale moved the Receivership Request to be approved, which was **seconded by Dalpiaz** and the motion passed.

Receivership Request

Hale moved to delegate Funkhouser to make a final determination with the Board Counsel for the IFF recommendation to be approved, which was **seconded by Dalpiaz** and the motion passed. The motion was unanimously approved by

Robert Resh – IFF Determination Legislative Update

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

Haughwout presented the Board with the SB 803 - Consider Adoption of Emergency Amendment/NOIRA, with DPOR staff asking the Board to adopt the SB 803 Amendment emergency regulation as presented and authorize staff to file the emergency regulation and make any necessary technical corrections or stylistic edits. **Dalpiaz moved** to adopt the emergency regulation, which **Hale seconded**. The motion was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, Patel, and Travers.

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

OTHER BUSINESS

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

Board Financials

Emerson provided the Board with information on annual exam performances for 2025, as well as expectations going forward with quarterly reports rather than monthly reports with analysis of trends for the Board.

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 2:08 P.M.

ADJOURN

Joseph 'Kemper' Funkhouser, III, Chair

Laura McClintock, Secretary