

REAL ESTATE BOARD
MINUTES OF MEETING

May 14, 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, 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
Rajesh 'Raj' Patel
Dr. Bernice Travers

The following board members were absent:

Hector 'Rene' Fonseca

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
Jennifer Plummer, Regulatory Operations Administrator
Shaifali Prajapati, Administrative Coordinator
Liz Hayes, Fair Housing Director
Donnitria Mosby, Assistant Fair Housing Director
Joseph Haughwout, Jr., Regulatory Affairs Manager
Doug Webster, CIC Ombudsman
Gregory S. Emerson, Director of Examinations
Brandon Bouknight, Examinations Data Administrator
Free Williams, Director of Adjudication

James 'Jim' Flaherty, Brittany 'Elle' Hinton, 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**

Hale moved to approve the amended agenda with changes to Section VIII. Real Estate Cases, in which File Number 2025-03033 (Barbara Michelle Sgueglia) and File Number 2026-00840 (Barbara Michelle Sgueglia) were heard together. **Dalpiaz seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Hale, Mollineaux, Patel, and Travers.

**APPROVAL OF
AGENDA**

Dalpiaz moved to approve the minutes from the amended May 15, 2025, Real Estate Board Meeting minutes and the March 12, 2026 Real Estate Board Meeting minutes. **Hale seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, 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**

Hinton provided the Board with a litigation update.

**LITIGATION
REPORT**

**FAIR HOUSING
CASES**

In the matter of **Laurie Metro v. James E. Lyons, III dba Joey Lyons, Lyons Team Brokerage Firm, LLC dba Lyons Team Realtors and International Church of the Foursquare Gospel, REB File Number: 2025-03044**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis. The Complainant

**Laurie Metro v.
James E. Lyons, III
dba Joey Lyons,
Lyons Team
Brokerage Firm,**

Laurie Metro was present over phone call to address the Board.

Hale moved that there was no reasonable cause of discrimination regarding terms and conditions. **Patel seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Hale, Mollineaux, Patel, and Travers.

In the matter of **Cynthia J. Alston v. Chesapeake Senior, LP, Franklin Group Companies, LLC and Jeneen Johnson**, REB File Number: 2025-01986, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis. Brandon L. Ballard, Attorney for Complainant, was present to address the Board.

Hale moved that there was reasonable cause of discrimination regarding terms and conditions, discriminatory statement, and refusal to rent. **Patel seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Hale, Mollineaux, Patel, and Travers.

In the matter of **Sierra M. Carman v. Samson Companies, LLC, dba Samson Properties, Christopher Mark Chambers and Xing Lu**, REB File Number: 2026-00164, 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, Funkhouser, Hale, Mollineaux, Patel, and Travers.

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Dalpiaz and Hale recused themselves from the following case: **2025-02244 - Frances Judy Heatherman, dba Frances Heatherman**

In the matter of **2025-02244 - Frances Judy Heatherman, dba Frances Heatherman**, 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. Heatherman was not present to address the Board in person, by counsel, or by any

**LLC dba Lyons
Team Realtors and
International
Church of the
Foursquare Gospel
REB File Number:
2025-03044
HUD File Number:
03-25-6055-8**

**Cynthia J. Alston v.
Chesapeake Senior,
LP, Franklin Group
Companies, LLC
and Jeneen Johnson
REB File Number:
2025-01986
HUD File Number:
N/A**

**Sierra M. Carman v.
Samson Companies,
LLC, dba Samson
Properties,
Christopher Mark
Chambers and Xing
Lu REB File
Number: 2026-
00164
HUD File Number:
03-25-6054-8**

REAL ESTATE CASES

Disciplinary Case Files

Recusal of Board Members

**2025-02244 - Frances
Judy Heatherman, dba
Frances Heatherman**

other qualified representatives. A written statement by the Complainant, Mir Mohammad Salem Zhakfar.

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

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

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

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

Dalpiaz and Mollineaux recused themselves from the following case: **2025-02422 - Katrina Jean Jones, dba Kat Jones**

Recusal of Board Members

In the matter of **2025-02422 - Katrina Jean Jones, dba Kat Jones**, 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.

2025-02422 - Katrina Jean Jones, dba Kat Jones

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

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

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

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

Funkhouser, Hale, Patel, and Travers.

Hale moved for a violation on **Count Five, Burton seconded**. The motion was unanimously approved by members: Burton, Chawla, Funkhouser, Hale, Patel, and Travers.

Hale moved for a violation on **Count Six, Chawla seconded**. The motion was unanimously approved by members: Burton, Chawla, Funkhouser, Hale, Patel, and Travers.

Chawla moved for a violation on **Count Seven, Burton seconded**. The motion was unanimously approved by members: Burton, Chawla, Funkhouser, Hale, Patel, and Travers.

Burton moved to accept the sanction on **Count One, Chawla seconded**. The motion was unanimously approved by members: Burton, Chawla, Funkhouser, Hale, Patel, and Travers.

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

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

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

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

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

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

Dalpiaz was recused from the following case: **2025-02456 - Russell Lamar Johnson**

**Recusal of Board
Member**

In the matter of **2025-02456 - Russell Lamar Johnson**, 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 Russell Lamar Johnson was present.

**2025-02456 - Russell
Lamar Johnson**

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

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

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

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

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

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

Chawla and Hale recused themselves from the following case: **2025-02867 - Michael Patrick McConnell**

**Recusal of Board
Member**

In the matter of **2025-02867 - Michael Patrick McConnell**, 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.

**2025-02867 - Michael
Patrick McConnell**

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

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

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

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

Funkhouser and Mollineaux were recused from the following case: **2026-00198 - George Edward Misok**

Recusal of Board Member

In the matter of **2026-00198 - George Edward Misok**, 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 George Edward Misok was present.

2026-00198 - George Edward Misok

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

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

Dalpiaz moved to accept the sanction on **Count One, Chawla seconded**. The motion was unanimously approved by members: Burton, Chawla, Dalpiaz, Hale, Patel, and Travers.

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

Burton moved to revisit sanctions for **Count One and Count Two, Travers seconded**. The motion was approved by members: Burton, Chawla, and Travers. Patel and Dalpiaz voted not to reconsider.

Patel moved to call for a closed session, **Dalpiaz seconded**. The motion was approved unanimously by members: Burton, Chawla, Dalpiaz, Hale, Patel, and Travers.

CLOSED SESSION

Dalpiaz moved to accept the sanctions for **Count One and Count Two**, **Chawla seconded** the motion. The motion was unanimously approved by members: Burton, Chawla, Dalpiaz, Hale, Patel, and Travers.

Chawla and Hale recused themselves from the following case: **2026-00119 - Nicole B. Lee dba Nicole Lee**

Recusal of Board Member

In the matter of **2025-02867 - Michael Patrick McConnell**, 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 Nicole Lee was present.

2026-00119 - Nicole B. Lee dba Nicole Lee

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

Burton, Chawla and Mollineaux recused themselves from the following cases: **2025-03033 - Barbara Michelle Sgueglia** and **2026-00840 - Barbara Michelle Sgueglia**

Recusal of Board Members

In the matter of **2025-03033 - Barbara Michelle Sgueglia** and **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 Complainant Jessena Robinson and Respondent Barbara Michelle Sgueglia were present.

2025-03033 - Barbara Michelle Sgueglia, 2026-00840 - Barbara Michelle Sgueglia

Hale moved to grant the request for a new IFF, **Dalpiaz seconded**. The motion was unanimously approved by members: Burton, Dalpiaz, Funkhouser, Hale, Patel, and Travers.

PRIMA FACIE CASE FILES

In the matter of **2025-02557 – Fernando Ramallo Rojas**, 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.

2025-02557 – Fernando Ramallo Rojas

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

In the matter of **2025-02882 – Kevin Michael Bender**, 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.

2025-02882 – Kevin Michael Bender

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

LICENSING CASE FILES

In the matter of **2025-03018 - Phillip Nicholas Hall**, the Board reviewed the record which consisted of the application file, the transcript and exhibits from the Informal Fact-Finding Conference, and the Summary. Phillip Nicholas Hall was present.

2025-03018 - Phillip Nicholas Hall

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

In the matter of **2026-00115 - Patricia Yvonne Diggs**, the Board reviewed the record which consisted of the application file, the transcript and exhibits from the Informal Fact-Finding Conference, and the Summary. Patricia Yvonne Diggs was not present to address the Board in person, by counsel, or by any other qualified representatives.

2026-00115 - Patricia Yvonne Diggs

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

In the matter of **2026-00182 - Jocasta Lynn Harper**, the Board reviewed the record which consisted of the application file, the transcript and exhibits from the Informal Fact-Finding Conference, and the Summary. Patricia Yvonne Diggs was not present to address the Board in person, by counsel, or by any other qualified representatives.

2026-00182 - Jocasta Lynn Harper

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

CONSENT ORDERS

Dalpiaz moved to hear all cases except for item numbers 4 and 5 as a block, **seconded by Chawla**.

BLOCK VOTE

Hale moved to accept the recommendations for item numbers 1, 2, 3, 6, 7, 8, **seconded by Dalpiaz**. The motion was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Hale, Mollineaux, Patel, and Travers.

In the matter of **2025-01348 - Zachary Louis Brenner**, the Board reviewed the Consent Order as seen and agreed to by Brenner. Brenner did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

**2025-01348 - Zachary
Louis Brenner**

Hale moved to accept the proposed Consent Order offer wherein Brenner admits to a violation of § 54.1-2134.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, \$1,100.00 for a violation of **18 VAC 135-20-300.9** contained in Count Two, \$1,150.00 for violation of **18 VAC 135-20-180.A.1** contained in Count Three, \$350.00 in Board costs, for a total monetary penalty of \$3,100.00.

In addition, Brenner 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
- Three (3) hours pertaining to Escrow Requirements

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

In the matter of **2025-02024 - 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.

**2025-02024 - James
Mitchell Abrams, t/a Jim
Abrams**

Hale moved to accept the proposed Consent Order offer wherein Abrams admits to a violation of § 54.1-2135.A.1 of the *Code of Virginia* of the Real Estate Board's regulations (Count One) and agrees to a monetary penalty of \$1,200.00 for the violation contained in Count One, \$350.00 in Board costs, for a total monetary penalty of \$1,550.00.

In addition, Abrams 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.

- Three (3) hours pertaining to Ethics and Standards of Conduct
- Three (3) hours pertaining to Escrow Requirements

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

In the matter of **2025-02261 - 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.

2025-02261 - James Mitchell Abrams, t/a Jim Abrams

Hale moved to accept the proposed Consent Order offer wherein Abrams admits to a violation of § 54.1-2135.A.1 of the *Code of Virginia* of the Real Estate Board's regulations (Count One) and agrees to a monetary penalty of \$1,200.00 for the violation contained in Count One, \$350.00 in Board costs, for a total monetary penalty of \$1,550.00.

In addition, Abrams 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.

- Two (2) hours pertaining to Current Industry Issues and Trends
- Six (6) hours pertaining to Contract Writing
- Three (3) hours pertaining to Agency Law

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

In the matter of **2025-02830 - Carlos Alberto Baez-Mora**, the Board reviewed the Consent Order as seen and agreed to by Baez-Mora. Baez-Mora did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

2025-02830 - Carlos Alberto Baez-Mora

Dalpiaz moved to reject the proposed Consent Order to refer the case for an IFF. Based on Board Member discussion, the sanction was considered light and the Respondent needed to be held to a higher standard. **Hale seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Hale, Mollineaux, Patel, and Travers.

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

Hale was recused for the following case file: **2025-02991 - Christopher Kevin Harold**

Recusal of Board Member

In the matter of **2025-02991 - Christopher Kevin Harold**, the Board reviewed the Consent Order as seen and agreed to by Harold. Harold did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

2025-02991 - Christopher Kevin Harold

Hale moved to accept the proposed Consent Order offer wherein Haold admits to a violation of **18 VAC 135-20-165.6** of the Real Estate Board's regulations (Count One) and agrees to a monetary penalty of \$1,00.00 for the violation contained in Count One, \$1,500.00 for a violation of **18 VAC 135-20-260.11.c** contained in Count Two, \$350.00

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

In addition, Harold 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) classroom hours pertaining to Real Estate Law and Regulations

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

In the matter of **2025-03029 - Candyce Astroth, t/a Candyce Astroth** the Board reviewed the Consent Order as seen and agreed to by Astroth. Astroth did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

**2025-03029 - Candyce
Astroth, t/a Candyce
Astroth**

Hale moved to accept the proposed Consent Order offer wherein Brenner admits to a violation of § 54.1-2138.2 of the *Code of Virginia* of the Real Estate Board's regulations (Count One) and agrees to a monetary penalty of \$750.00 for the violation contained in Count One, \$500.00 for a violation of **18 VAC 135-20-190.C.3.a** contained in Count Two, \$350.00 in Board costs, for a total monetary penalty of \$1,600.00.

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

In the matter of **2026-00210 - Tina Renee Johnson, t/a Tina R Johnson**, the Board reviewed the Consent Order as seen and agreed to by Johnson. Johnson did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

**2026-00210 - Tina Renee
Johnson, t/a Tina R
Johnson**

Hale moved to accept the proposed Consent Order offer wherein Johnson admits to a violation of § 54.1-2131.A.1 of the *Code of Virginia* of the Real Estate Board's regulations (Count One) and agrees to a monetary penalty of \$1,200.00 for the violation contained in Count One, \$500.00 for a violation of **18 VAC 135-20-260.11.g** contained in Count Two, \$350.00 in Board costs, for a total monetary penalty of \$2,050.00.

In addition, Johnson 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) classroom hours pertaining to Real Estate Law and Regulations

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

In the matter of **2026-00226 - Stephen James Acree, t/a Stephen J Acree**, the Board reviewed the Consent Order as seen and agreed to by Acree. Acree did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

**2026-00226 - Stephen
James Acree, t/a Stephen
J Acree**

Hale moved to accept the proposed Consent Order offer wherein Acree 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 \$1,100.00 for the violation contained in Count One, \$350.00 in Board costs, for a total monetary penalty of \$1,450.00.

In addition, Acree 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.

- Three (3) classroom hours pertaining to Ethics and Standards of Conduct

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

Hale provided a report from April 13, 2026, Real Estate Education Committee meeting. **Burton moved** to accept the report as written. **Patel seconded** the motion, which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Hale, Mollineaux, Patel, and Travers.

EDUCATION

Hale provided a report from May 13, 2026, Real Estate Education Committee meeting. **Burton moved** to accept the report as written. **Chawla seconded** the motion, which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Hale, Mollineaux, Patel, and Travers.

NEW BUSINESS

Coleman provided the Board with the Executive Director's update, including reporting that application processing was still during its peak season, introduction of two new staff members, as well as progress of the Pilot Project to digitize application processes.

Executive Director's Update

Emerson and Bouknight provided the Board with information on exam performances of Brokers, as well as expected data for twelve months of new exams to present to the Board in a future meeting. Emerson will advise the Board members on the launch date of the exams as well.

Coleman provided the Board with legislation that had passed and would impact the Board, including HB 1117, HB 1518, and SB 803.

Legislative Update

Haughwout and Plummer presented the Board with the Advertising Guidance Document, with DPOR staff asking the Board to review and approve the Document. Board members discussed the impacts of the Guidance Document on defining advertising for the industry.

Advertising Guidance Document

Board members requested a Guidance Document from DPOR staff requested for July meeting about AI and protecting personal information of consumers.

Coleman provided the Board 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 May provided by DPOR staff. The Board reviewed the Board Financials as presented.

OTHER BUSINESS

Coleman provided the Board with a report of the Virginia Real Estate Transaction Recovery Act Fund for the most current timeframes available provided by DPOR staff. The Board reviewed the Board recovery fund as presented.

Board Financials

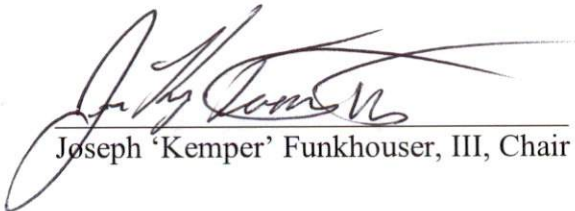
Board Recovery Fund

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 1:52 P.M.

ADJOURN


Joseph 'Kemper' Funkhouser, III, Chair


Laura McClintock, Secretary

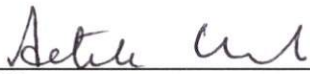
May 14, 2026 – 10:00 A.M.

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**STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government**

1. Name Aekta Chawla
(Name of Board Member/Presiding Officer)
2. Title: Board Member
3. Agency: DPOR/Real Estate Board
(Name of Board)
4. Transaction: ☒ Meeting/ ☐ Informal Fact-Finding Conferences held on: May 14, 2026
5. Do you have a personal interest in the following transaction?
- ☐ No; I **do not** have a personal interest in any transactions taken at this meeting/conference.
- ☐ Yes - If yes, please answer the following questions.
- A. _____
(Agenda Item)
- B. Nature of Personal Interest Affected by Transaction:
-
- C. I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:
- _____
- D. ☐ I am able to participate in this transaction fairly, objectively, and in the public interest. or
☐ I did not participate in the transaction.
6. Signature of Board Member/Presiding Officer:

 May 14, 2026
Signature Date

**STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government**

1. Name Cavelle Mollineaux
(Name of Board Member/Presiding Officer)
2. Title: Board Member
3. Agency: DPOR/Real Estate Board
(Name of Board)
4. Transaction: ☒ Meeting/ ☐ Informal Fact-Finding Conferences held on: May 14, 2026

5. Do you have a personal interest in the following transaction?

☐ No; I **do not** have a personal interest in any transactions taken at this meeting/conference.

☒ Yes - If yes, please answer the following questions.

A. File No# 2025-02422, 2025-03033, 2026-00198, 2026-00840
(Agenda Item)

B. Nature of Personal Interest Affected by Transaction:

2025-02422 (2025-03033, 2026-00198, 2026-00840)
One of my agents. I am friends with these individuals

C. I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

D. ☐ I am able to participate in this transaction fairly, objectively, and in the public interest. or

☒ I did not participate in the transaction.

6. Signature of Board Member/Presiding Officer:


Signature

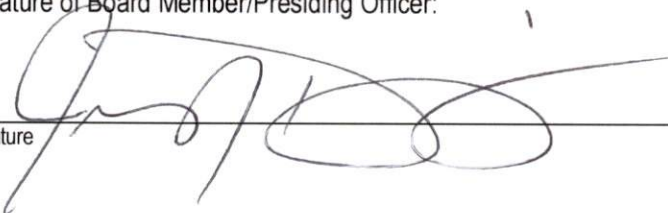
May 14, 2026
Date

**STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government**

1. Name Jeremy Dalpiaz
(Name of Board Member/Presiding Officer)
2. Title: Board Member
3. Agency: DPOR/Real Estate Board
(Name of Board)
4. Transaction: ☒ Meeting/ ☐ Informal Fact-Finding Conferences held on: May 14, 2026
5. Do you have a personal interest in the following transaction?
☒ No; I **do not** have a personal interest in any transactions taken at this meeting/conference.
☐ Yes - If yes, please answer the following questions.
- A. _____
(Agenda Item)
- B. Nature of Personal Interest Affected by Transaction:
- C. I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

- D. ☐ I am able to participate in this transaction fairly, objectively, and in the public interest. or
☐ I did not participate in the transaction.
6. Signature of Board Member/Presiding Officer:

 _____

Signature May 14, 2026

Date

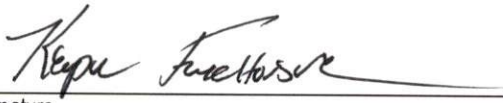
**STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government**

1. Name Kemper Funkhouser
(Name of Board Member/Presiding Officer)
2. Title: Board Member
3. Agency: DPOR/Real Estate Board
(Name of Board)
4. Transaction: ☒ Meeting/ ☐ Informal Fact-Finding Conferences held on: May 14, 2026
5. Do you have a personal interest in the following transaction?
☒ No; I **do not** have a personal interest in any transactions taken at this meeting/conference.
☐ Yes - If yes, please answer the following questions.
A. _____
(Agenda Item)
B. Nature of Personal Interest Affected by Transaction:

C. I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

D. ☐ I am able to participate in this transaction fairly, objectively, and in the public interest. or
☐ I did not participate in the transaction.
6. Signature of Board Member/Presiding Officer:


Signature

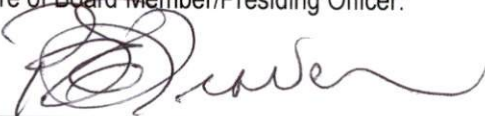
May 14, 2026
Date

**STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government**

1. Name Dr. Bernice Travers
(Name of Board Member/Presiding Officer)
2. Title: Board Member
3. Agency: DPOR/Real Estate Board
(Name of Board)
4. Transaction: ☒ Meeting/ ☐ Informal Fact-Finding Conferences held on: May 14, 2026
5. Do you have a personal interest in the following transaction?
☒ No; I **do not** have a personal interest in any transactions taken at this meeting/conference.
☐ Yes - If yes, please answer the following questions.
- A. _____
(Agenda Item)
- B. Nature of Personal Interest Affected by Transaction:
- C. I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

- D. ☐ I am able to participate in this transaction fairly, objectively, and in the public interest. or
☐ I did not participate in the transaction.
6. Signature of Board Member/Presiding Officer:



Signature

May 14, 2026

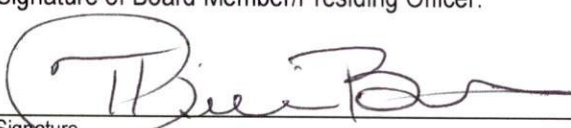
Date

**STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government**

1. Name Pieri Burton
(Name of Board Member/Presiding Officer)
2. Title: Board Member
3. Agency: DPOR/Real Estate Board
(Name of Board)
4. Transaction: ☒ Meeting/ ☐ Informal Fact-Finding Conferences held on: May 14, 2026
5. Do you have a personal interest in the following transaction?
☒ No; I **do not** have a personal interest in any transactions taken at this meeting/conference.
☐ Yes - If yes, please answer the following questions.
- A. _____
(Agenda Item)
- B. Nature of Personal Interest Affected by Transaction:
- C. I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

- D. ☒ I am able to participate in this transaction fairly, objectively, and in the public interest. or
☐ I did not participate in the transaction.
6. Signature of Board Member/Presiding Officer:



Signature

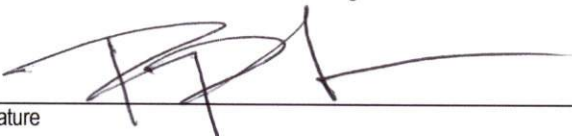
May 14, 2026
Date

**STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government**

1. Name Rajesh Patel
(Name of Board Member/Presiding Officer)
2. Title: Board Member
3. Agency: DPOR/Real Estate Board
(Name of Board)
4. Transaction: ☒ Meeting/ ☐ Informal Fact-Finding Conferences held on: May 14, 2026
5. Do you have a personal interest in the following transaction?
☒ No; I **do not** have a personal interest in any transactions taken at this meeting/conference.
☐ Yes - If yes, please answer the following questions.
- A. _____
(Agenda Item)
- B. Nature of Personal Interest Affected by Transaction:
- C. I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

- D. ☐ I am able to participate in this transaction fairly, objectively, and in the public interest. or
☐ I did not participate in the transaction.
6. Signature of Board Member/Presiding Officer:



Signature

May 14, 2026

Date

**STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government**

1. Name Kit Hale
(Name of Board Member/Presiding Officer)
2. Title: Board Member
3. Agency: DPOR/Real Estate Board
(Name of Board)
4. Transaction: ☒ Meeting/ ☐ Informal Fact-Finding Conferences held on: May 14, 2026
5. Do you have a personal interest in the following transaction?
☒ No; I **do not** have a personal interest in any transactions taken at this meeting/conference.
☐ Yes - If yes, please answer the following questions.
- A. _____
(Agenda Item)
- B. Nature of Personal Interest Affected by Transaction:
- C. I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

- D. ☐ I am able to participate in this transaction fairly, objectively, and in the public interest. or
☐ I did not participate in the transaction.
6. Signature of Board Member/Presiding Officer:

Signature
- May 14, 2026
Date

Board For Real Estate

Monthly Cash Activity

Starting cash on hand \$ 86,959.13

Starting date Jul 2025

Cash minimum balance alert \$ 17,391.83

	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	
Cash on hand (beginning of r	\$ 86,959.13	#####	#####	#####	#####	\$438,801.81	\$ 907,549.87	\$ 315,983.22	\$ 313,794.96	\$ 283,568.91	\$ 598,042.82	\$ -	Total

Cash receipts

Cash sales	#####	#####	#####	#####	#####	\$505,670.00	\$ 490,055.00	\$ 507,345.00	\$ 638,860.00	\$ 561,200.00	\$ 131,450.00	\$ -	#####
Returns and allowances	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total cash receipts	#####	#####	#####	#####	#####	\$505,670.00	\$ 490,055.00	\$ 507,345.00	\$ 638,860.00	\$ 561,200.00	\$ 131,450.00	\$ -	#####
Total cash available	#####	#####	#####	#####	#####	\$944,471.81	#####	\$ 823,328.22	\$ 952,654.96	\$ 844,768.91	\$ 729,492.82	\$ -	

Cash paid out

Overhead	#####	#####	\$ -	#####	#####	\$ -	\$ 458,800.31	\$ 235,006.22	\$ 269,203.22	\$ 111,958.68	\$ -	\$ -	#####
Enforcement	#####	#####	\$ -	#####	\$ 67,898.57	\$ -	\$ 351,593.92	\$ 142,930.57	\$ 140,108.21	\$ 69,552.77	\$ -	\$ -	#####
Board Administration	\$ 92,790.06	#####	\$ 2,050.01	#####	\$ 43,010.71	\$ 39,648.30	\$ 249,232.68	\$ 121,580.71	\$ 117,413.68	\$ 62,986.36	\$ -	\$ -	#####
Exams	\$ 8,573.08	\$ 13,595.37	\$ -	\$ 17,146.56	\$ 3,777.18	\$ -	\$ 19,740.03	\$ 6,561.16	\$ 6,938.14	\$ 3,376.32	\$ -	\$ -	\$ 79,707.84
Direct Board	\$ 26,634.34	\$(20,283.09)	\$ 12,635.11	\$ 1,984.42	\$ (1,126.92)	\$ (2,726.36)	\$ 2,254.71	\$ 3,454.60	\$ (261.15)	\$ (1,148.04)	\$ -	\$ -	\$ 21,417.62
Cash Transfers	\$ (1,342.69)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 135,683.95	\$ -	\$ -	\$ -	\$ 134,341.26
Total cash paid out	#####	#####	\$ 14,685.12	#####	#####	\$ 36,921.94	#####	\$ 509,533.26	\$ 669,086.05	\$ 246,726.09	\$ -	\$ -	#####
Cash on hand (end of month)	#####	#####	#####	#####	#####	\$907,549.87	\$ 315,983.22	\$ 313,794.96	\$ 283,568.91	\$ 598,042.82	\$ 729,492.82	\$ -	