

REAL ESTATE BOARD MEETING AGENDA

Thursday, March 12, 2026– 10:00 a.m.
2nd Floor – Board Room 2

Department of Professional and Occupational Regulation
9960 Mayland Drive
Richmond, Virginia 23233

Mission: Our mission is to protect the health, safety and welfare of the public by licensing qualified individuals and businesses enforcing standards of professional conduct for professions and occupations as designated by statute.

I. CALL TO ORDER

- a. Emergency Egress (pg. 4)
- b. Determination of Quorum (pg. 5)

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

- a. Real Estate Board Meeting, January 21, 2026 (pg. 6)

IV. PUBLIC COMMENT PERIOD *FIVE MINUTE PUBLIC COMMENT, PER PERSON*

V. FAIR HOUSING REPORT

- a. Fair Housing Administrator's Report

VI. FAIR HOUSING CASES

1. Melody Sowers and Dustin Helbert v. SREIT Woodburn I, LLC, SREIT Woodburn II, LLC, Highmark Residential and Diana Pineda (pg. 20)
REB File Number: 2024-01179
HUD File Number: 03-24-4149-8
2. Dana Wyatt v. Blakeman Equity Trust, Blakeman Realty LLC and George Blyakhman (pg. 146)
REB File Number: 2025-02756
HUD File Number: N/A
3. Robert Vachon and David W. Vachon v. Samson Companies LLC, John McCambridge and Avraham Cohen (pg. 160)
REB File Number: 2025-02318
HUD File Number: 03-25-5758-8

4. 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 (pg. 183)
HUD File Number: 03-25-6055-8
5. Housing Rights Initiative v. CLPLP-Metropolitan Three Venture LP, Kettler Management, Inc. and Kayla Reid (pg. 18)
REB File Number: 2025-03084
HUF File Number: N/A
{Conciliation: Source of Funds}
6. Housing Rights Initiative v. Landmark Realty Group, LLC and Kelly Rae Saghafi (aka Kelly Fairman) (pg. 18)
REB File Number: 2026-00462
HUD File Number: N/A
{Conciliation: Source of Funds}

VII. REAL ESTATE CASES

DISCIPLINARY CASE FILES

1. File Number 2026-00119 Nicole B. Lee dba Nicole Lee (pg. 210)
(Funkhouser)

LICENSING CASE FILES

CONSENT ORDERS

1. File Number 2025-02048 - Vihang Vasant Nair, d/b/a Victor Nair (pg. 408)
(Funkhouser)
2. File Number 2025-02169 - Wendi Guo (pg. 418)
3. File Number 2025-02591- Alina Asad (pg.430)
(Hale)
4. File Number 2025-02652 - Kristel McIntosh Harris, t/a Kristel Harris (pg. 442)
5. File Number 2025-02657 Rajesh Kumar Cheruku, t/a Raj Cheruku (pg. 451)

VIII. EDUCATION

- a. March 11, 2026 Education Committee Report

IX. NEW BUSINESS

- a. Executive Director's Update
- b. Withdrawal of Training Program Amendment Action

X. OTHER BUSINESS

- a. Exam Statistics

- b. Board Recovery Fund

XI. COMPLETE CONFLICT OF INTEREST FORM AND TRAVEL VOUCHER

- a. Travel Voucher
- b. Conflict of Interest Form

XII. ADJOURNMENT

NEXT MEETING SCHEDULED FOR THURSDAY, MAY 14, 2026

- ❖ Agenda materials made available to the public do not include disciplinary case files or application files pursuant to §54.1-108 of the Code of Virginia.
- ❖ Five-minute public comment, per person, with the exception of any open disciplinary or application file.
- ❖ Persons desiring to participate in the meeting and requiring special accommodations or interpretative services should contact the Department at (804) 367-2785 at least ten days prior to the meeting so that suitable arrangements can be made for an appropriate accommodation. The Department fully complies with the Americans with Disabilities Act.

*DRAFT AGENDA
Materials contained in this agenda are proposed topics for discussion
And are not to be construed as regulation or official board position
DRAFT AGENDA*

REAL ESTATE BOARD
MINUTES OF MEETING

January 22, 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 Patel

Board members not present:

Hector 'Rene' Fonseca
Dr. Bernice Travers

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

Laura McClintock, Agency Director
Steve Kirschner, Director LRPD
Tom Payne, Director CID
Anika Coleman, Executive Director
Joseph Haughwout, Regulatory Affairs Manager
Liz Hayes, Fair Housing Director
Donnitria Mosby
Jennifer Plummer
Jessica Jenkins
Shaifali Prajapati

James "Jim" Flaherty and Brittney "Elle" Hinton from the Office of the Attorney General were present.

Funkhouser called the meeting to Order at 10:03 A.M.

**CALL TO
ORDER**

Funkhouser reviewed the emergency evacuation procedures.

**EMERGENCY
EGRESS**

Funkhouser determined that a quorum was present at 10:04 A.M.

**DETERMINATION
OF QUORUM**

Hale moved to approve the agenda with the addition of the Education Committee report. **Dalpiaz seconded** the motion, which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Hale, Mollineaux, Patel.

**APPROVAL OF
AGENDA**

Hale moved to approve the minutes from the December 4, 2025, Real Estate Board meeting. **Dalpiaz seconded** the motion, which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Hale, Mollineaux, Patel.

**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

Liz Hayes, Fair Housing Director, updated the Board on the current Fair Housing case load.

**FAIR HOUSING
REPORT**

Elle Hinton, Assistant Attorney General, provided the Board with a litigation update.

**LITIGATION
REPORT**

FAIR HOUSING CASES

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In the matter of **Chicquetta Elliott v. Grep Atlantic, LLC, Greystar Management Services, LP and Woodshire Apartments Owner, LLC** REB File Number: 2025-02414, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis.

Joshua Kerner, Attorney for the Respondent was present and addressed the Board. Kerner reiterated that the Respondent never violated any Fair Housing Laws and always accommodated the tenant, including that at no point did a request get denied. The Respondent did not believe the complaints warranted discrimination.

Hale moved that there was no reasonable cause of discrimination, **Chawla seconded**. There was no further discussion and the motion was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Hale, Mollineaux, Patel.

In the matter of **Felicia Crowder V. Keffer Realty, Inc., Jacqueline D. Pierce, And Eugene P. Ricks, Jr.** REB File No.: 2025-03096, 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 that was no reasonable cause for discrimination, **Chawla seconded**. There was no further discussion and the motion was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Hale, Mollineaux, Patel.

In the matter of **Kimyade and Sabrita Richardson-Keys v. Virginia Properties and Management Services, LLC, dba Full Circle Realty VA, CCX Properties, LLC and Marita Dorr** REB File Number: 2026-00090, Hayes asked the Board to review and approve the terms on the record which consisted of the Conciliation Agreement. 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 Agreement, **Burton seconded**. There was no further discussion and the motion was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Hale, Mollineaux, Patel.

Chicquetta Elliott v. Grep Atlantic, LLC, Greystar Management Services, LP and Woodshire Apartments Owner, LLC
REB File Number: 2025-02414
HUD File Number: 03-25-5788-8

Felicia Crowder V. Keffer Realty, Inc., Jacqueline D. Pierce, And Eugene P. Ricks, Jr.
REB File No.: 2025-03096
HUD File No.: 03-25-5987-8

Kimyade and Sabrita Richardson-Keys v. Virginia Properties and Management Services, LLC, dba Full Circle Realty VA, CCX Properties, LLC and Marita Dorr
REB File Number: 2026-00090
HUD File Number: N/A
{Conciliation: Source of Funds}

In the matter of **Housing Rights Initiative v. JBGS/OP Management Services, LLC, 1900 Crystal Drive, LLC, Nekia Macklin, TFC Partners, Inc.** REB File Number: **2026-00093**, Hayes asked the Board to review and approve the terms on the record which consisted of the Conciliation Agreement. 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 agreement.

Patel seconded. There was no further discussion and the motion was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Hale, Mollineaux, Patel.

Housing Rights Initiative v. JBGS/OP Management Services, LLC, 1900 Crystal Drive, LLC, Nekia Macklin, TFC Partners, Inc.
REB File Number: 2026-00093

HUD File Number: N/A

{Conciliation: Source of Funds}

REAL ESTATE CASES

Disciplinary Case Files

Recusal of Hale

Hale recused himself for the following cases:

File Number 2025-00425 - Robin Tricia Wheeler

File Number 2025-01600 - Barbara Michelle Sgueglia

In the matter of **File Number 2025-00425 - Robin Tricia Wheeler**, 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.

Board staff tried to reach Wheeler by phone twice. There was no answer. Coleman indicated there were no priors. Funkhouser moved forward with the Counts of the matter.

Chawla moved for a violation on **Count One**, **Dalpiaz seconded.** The motion was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Hale, Mollineaux, Patel.

Dalpiaz moved for a violation on **Count Two**, **Burton seconded.** The motion was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Hale, Mollineaux, Patel.

Dalpiaz moved for a violation on **Count Three**, **Patel seconded.** The motion was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Hale, Mollineaux, Patel.

File Number: File Number 2025-00425 - Robin Tricia Wheeler

Dalpia moved for a violation on **Count Four, Mollineaux seconded**. The motion was unanimously approved by members: Burton, Chawla, Dalpia, Funkhouser, Hale, Mollineaux, Patel.

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

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

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

Funkhouser brought to the Board's attention that Wheeler's case needed to be reheard. Funkhouser requested Flaherty to clarify the procedure and stated Wheeler should be able to call in and give comment, and then the Board could entertain the motion whether to amend the findings, or motion to reaffirm the findings.

Dalpia moved to reopen, **Chawla seconded**. The motion was unanimously approved by members: Burton, Chawla, Dalpia, Funkhouser, Hale, Mollineaux, Patel.

Wheeler called back in at 11:10 A.M.

Funkhouser updated Wheeler on what happened with case and that the Board might be reconsidering. Wheeler addressed the Board through phone call.

Dalpia moved to not reconsider the standing motion, **Chawla seconded**. The motion was unanimously approved by members: Burton, Chawla, Dalpia, Funkhouser, Hale, Mollineaux, Patel.

In the matter of File Number 2025-01600 -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. Sgueglia was not present to address the Board in person, by counsel, or by any other qualified representatives.

**File Number 2025-01600 -
Barbara Michelle Sgueglia**

Mollineaux moved to accept the recommendation that there were no regulatory violations. **Dalpiaz seconded**. The motion was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Hale, Mollineaux, Patel.

**LICENSING CASE
FILES**

In the matter of **File Number 2025-02677 - Daniyal Ghanbari**, the Board reviewed the record which consisted of the application file, the transcript and exhibits from the Informal Fact-Finding Conference, and the Summary. Ghanbari was present and addressed the Board.

**File Number 2025-02677 -
Daniyal Ghanbari
(Jackson-Bailey)**

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

In the matter of **File Number 2025-02995 - Arthur C. Morgan** the Board reviewed the record which consisted of the application file, transcript, exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference. Morgan was present and addressed the Board.

**File Number 2025-02995
-Arthur C. Morgan
(Jackson-
Bailey)**

Hale moved to reject the recommendation and **Dalpiaz seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, and Travers.

In the matter of **File Number 2025-03017 - Sharon-Lee A. Smith**, the Board reviewed the record which consisted of the application file, transcript, exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference. Morgan was present and addressed the Board.

**File Number 2025-03017 -
Sharon-Lee A. Smith
(Jackson-Bailey)**

Chawla moves to accept the recommendation to approve salesperson license with probation and **Hale seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, and Travers.

In the matter of **File Number 2026-00116 - Louis Edward Presbury** the Board reviewed the record which consisted of the application file, transcript, exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference. Presbury was not present to address the Board in person, by counsel, or by any other qualified representatives.

**File Number 2026-00116 -
Louis Edward Presbury
(Jackson-Bailey)**

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

In the matter of **File Number 2026-01082 - Vinita J. Heart**, the Board reviewed the record which consisted of the application file, transcript, exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference. Heart was not present to address the Board in person, by counsel, or by any other qualified representatives.

**File Number 2026-01082 -
Vinita J. Heart (Jackson-
Bailey)**

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

Mollineaux moved to consider Consent Order case files 2025-01697, 2025-02023, 2025-02456, and 2025-02755 as a block vote. **Hale seconded** the motion.

**CONSENT ORDERS
AS A BLOCK VOTE**

Dalpiaz moved to hear case file 2025-02456 separately out of the block, **Chawla seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, and Travers.

Dalpiaz moved to accept the block of Consent Orders, **Chawla seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, and Travers.

In the matter of **File Number 2025-01697 - Matthew Leigh Sanders**, the Board reviewed the Consent Order as seen and agreed to by Sanders. Sanders did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

**File Number 2025-01697 -
Matthew Leigh Sanders**

Dalpiaz moved to accept the proposed Consent Order offer wherein Sanders admits to a violation § 54.1-2132.A.4 *Code of Virginia* of the Real Estate Board's regulations (Count 1) and agrees to a monetary penalty of \$550.00 for the violation contained in Count 1, \$350.00 in Board costs, for a total monetary penalty of \$900.00.

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

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

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

In the matter of **File Number 2025-02023 - Brooks Real Estate Inc.** the Board reviewed the Consent Order as seen and agreed to by Brooks Real Estate Inc. Brooks Real Estate Inc. did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

File Number 2025-02023
- Brooks Real Estate Inc.

Dalpiaz moved to accept the proposed Consent Order offer wherein Brooks Real Estate Inc. admits to a violation **18 VAC 48-50-190.14** (Count 1), and agrees to a monetary penalty of \$500.00 for the violation contained in Count 1, \$350.00 in Board costs, for a total monetary penalty of \$850.00.

Brooks Real Estate Inc. acknowledges any monetary penalty or costs as a debt to the Commonwealth and agrees that in the event of a default, or the return of a check for insufficient funds, Brooks Real Estate Inc will be responsible for all reasonable administrative costs, collection fees, or attorney's fees incurred in the collection of any funds due. This Consent Order is a final order under the provisions of **Va. Code § 2.2-4023**.

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

In the matter of **File Number 2025-02456 - Russell Lamar 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.

File Number 2025-02456 -
Russell Lamar Johnson

Dalpiaz moved to amend the Consent Order, but was advised the Consent Order cannot be amended.

Dalpiaz moved to reject the Consent Order and remand the case for an IFF, stating the sanction is unfair to those held at a high standard. **Hale seconded** the motion. After discussion, the motion was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, and Travers.

In the matter of **File Number 2025-02755 – Kevin Cole Dickinson**, the Board reviewed the Consent Order as seen and agreed to by Dickinson. Dickinson did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

File Number 2025-02755 – Kevin Cole Dickinson

Dalpiaz moved to accept the proposed Consent Order offer wherein Dickinson admits to a violation § 54.1-2132.A.4 of the *Code of Virginia* (Count 1), and agrees to a monetary penalty of \$550.00 for the violation contained in Count 1, \$350.00 in Board costs, for a total monetary penalty of \$900.00.

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

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

NEW BUSINESS

Coleman provided the Executive Director's update. Coleman stated regulations were approved and 4/1/26 is the new effective date. Funkhouser stated the education committee regulation update as well. Coleman stated number of active regulants when reviewing statistics. Coleman also introduced new management team staff.

Executive Director's Update

Hale provided a report from January 21, 2026, Real Estate Education Committee meeting. **Dalpiaz moved** to accept the report as written. **Patel seconded** the motion, which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, and Travers.

EDUCATION COMMITTEE REPORT

Kirschner addressed the Board, gave an update on deferred dispositions (§54.1-2105.F) and explained the forthcoming guidance document.

§54.1-2105.F

Coleman announced that Board staff are working to restart the Real Estate Board newsletter which will roll out in Spring.

Real Estate Board Newsletter

OTHER BUSINESS

Board members considered the following 2026 meeting dates:

**2026 Board Meeting
Dates**

- January 22
- March 12
- May 14
- July 16
- September 10
- November 03

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 11:14 A.M.

ADJOURN

Joseph 'Kemper' Funkhouser, III, Chair

Laura McClintock, Secretary

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