

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. **Dalpiazz seconded** the motion, which was unanimously approved by members: Burton, Chawla, Dalpiazz, Funkhouser, Hale, Mollineaux, Patel.

**APPROVAL OF
AGENDA**

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

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 there 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-

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

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

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

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

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

Dalpiaz moved to reopen, Chawla seconded. The motion was unanimously approved by members: Burton, Chawla, Dalpiaz, 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.

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

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

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.

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

Dalpia 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, Dalpia, 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. **Dalpia** moved to accept the report as written. **Patel** seconded the motion, which was unanimously approved by members: Burton, Chawla, Dalpia, 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:

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

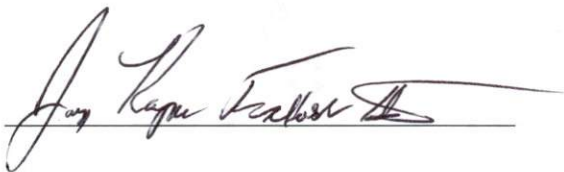
**2026 Board Meeting
Dates**

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

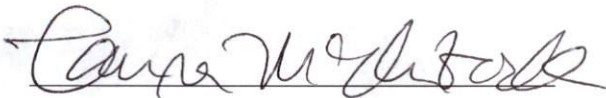
**COMPLETION OF
PAPERWORK**

There being no further business, the Board adjourned at 11:14 A.M.

ADJOURN



Joseph 'Kemper' Funkhouser, III, Chair



Laura McClintock., Secretary

**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: January 22, 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  _____ Date January 22, 2026

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

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

1. Name Joseph '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: January 22, 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

January 22, 2026
Date



Department of Professional and Occupational Regulation

REAL ESTATE BOARD
VISITOR SIGN-IN SHEET
BOARD MEETING MARCH 12,
2026 - 10:00 AM

NO.	NAME/AFFILIATION	EMAIL	DO YOU WISH TO SPEAK? (Y/N)
1	Melody Sowers	msowers0818@gmail	YES
2	Dustin Helbert	DustinHelbert@gmail	NO
3	Christian Ovejuna	christian.ovejuna@highmarkres.com	NO
4	Diana Pineda	Diana.Pineda@highmarkres.com	NO
5	Rob Harris	robertharris@harrisletters.net	YES
6	Elisa Morgan	elisa@harrisletters.net	NO
7	Nicole Lee	nicolelee@modernrealty.com	YES
8	Amy Beem	AmyBeem@oklah.com	NO
9	Robin Levey	Robin.Levey@LNF.com	YES
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			

NAME	Are you here for Public Comment only Y/N	PHONE NUMBER	FILE NUMBER	RESPONDENT OR COMPLAINANT	WILL YOU ADDRESS THE BOARD Y/N
Joshua M. Keme	Y	757-335-0400	03-25- 5788-8 2025-02414	Respondent	Y
Arthur C. Morze	N	540 361 5115	2025 02995	Respondent	Y
Sharon-lee Smith	N	757 354 4354	2025 03017	License Applicant	Y
Russell Johnson	N	706.392.2657	2025- 02450	RESPONDENT	Y
Matt Sanders	N	804-922-2995	2025-01697	Respondent	N
Daniyel Ghanbari					

NAME	Are you here for Public Comment only Y/N	PHONE NUMBER	FILE NUMBER	RESPONDENT OR COMPLAINANT	WILL YOU ADDRESS THE BOARD Y/N
Graue Pell	N	804 422 5036	P	P	N
Sarah Hamilton	N	804- 517-5319			
Laura Jones	N	804-393- 1204			