

# REAL ESTATE BOARD MEETING AGENDA

Thursday, September 10, 2026 – 10:00 a.m.  
2<sup>nd</sup> 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 Fair Housing Subcommittee Meeting, May 14, 2026 (pg. 6)
- b. Real Estate Board Fair Housing Subcommittee Meeting, July 16, 2026 (pg. 7)
- c. Real Estate Board Meeting, July 16, 2026 (pg. 8)

## IV. WELCOME, INTRODUCTIONS, & RESOLUTIONS

## V. PUBLIC COMMENT PERIOD **\*FIVE MINUTE PUBLIC COMMENT, PER PERSON\***

## VI. FAIR HOUSING REPORT

- a. Fair Housing Administrator's Report

## VII. FAIR HOUSING CASES

1. Robert Amir Alleyne v. Preston Lake Realty Partners, LLC, Park Properties Management Company LLC, Theo Sherman and Danielle Saulle (pg. 22)  
REB File Number: 2026-03076  
HUD File Number: 03-26-6908-8
2. Housing Rights Initiative v. S & S Property Management, LC, Bertilla Arias, Arthur W. Smith, Maxine R. Smith, William T. Smith and Mary L. Smith (pg. 50)  
REB File Number: 2026-00465  
HUD File Number: N/A  
*{Conciliation: Source of Funds}*

## **VIII. LITIGATION UPDATE**

- a. Office of Attorney General Litigation Report

## **IX. REAL ESTATE CASES**

### **DISCIPLINARY CASE FILES**

1. File Number 2025-02830 - Carlos Alberto Baez-Mora **(pg. 51)**  
**(Dalpiaz)**
2. File Number 2026-00748 - Kevin Peterson Clement **(pg. 304)**  
**(Funkhouser)**

### **PRIMA FACIE CASE FILES**

### **LICENSING CASE FILES**

1. File Number 2026-00686 – Tracey Tomes Agee **(pg. 436)**  
**(Jackson-Bailey)**
2. File Number 2026-00742 – Anthony Robert Davis **(pg. 537)**  
**(Jackson-Bailey)**
3. File Number 2026-00797– Mikias Haile-Selassie **(pg. 653)**  
**(Jackson-Bailey)**
4. File Number 2026-01060 – Latricia Ann Bailey **(pg. 782)**  
**(Jackson-Bailey)**
5. File Number 2026-01081– Vickie Mechelle Adams **(pg. 932)**  
**(Jackson-Bailey)**
6. File Number 2026-02524 – Uleta Vanetta Austin **(pg. 1088)**  
**(Jackson-Bailey)**
7. File Number 2026-03230 – Norma J. Joy **(pg. 1173)**  
**(Grimsley)**

### **CONSENT ORDERS**

1. File Number 2025-03128- Patricia C. Bailey **(pg. 1253)**
2. File Number 2026-00027 - Duncan Edward Murphy **(pg. 1266)**
3. File Number 2026-00204 - Malik, Touqeer, dba Touqeer Malik **(pg. 1277)**
4. File Number 2026-00275 - Chad Linwood Madison **(pg. 1293)**
5. File Number 2026-00834 - Duncan Edward Murphy **(pg. 1306)**

6. File Number 2026-00986 – Patrick C. Keenan (**pg. 1317**)  
(**Dalpiaz**)
7. File Number 2026-00997 – Phyllis Jan Mihalas, t/a Phyllid Mihalas (**pg. 1331**)
8. File Number 2026-00487 - Michael Thomas Pagans (**pg. 1341**)

## **X. EDUCATION**

- a. Real Estate Education Committee Meeting, September 09, 2026

## **XI. NEW BUSINESS**

- a. Executive Director's Update
- b. Election of Chairs
- c. Legislative Updates
  - i. § 54.1-2109. Death or Disability of a Real Estate Broker (**pg. 1352**)
  - ii. HB 1117 Exempt Action (**pg. 1354**)
  - iii. SB 803 Emergency Regulation (**pg. 1355**)
- d. 2026 Board Member Training

## **XII. OTHER BUSINESS**

- a. Board Financials (**pg. 1357**)
- b. Exam Statistics (**pg. 1359**)

## **XIII. COMPLETE CONFLICT OF INTEREST FORM AND TRAVEL VOUCHER**

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

## **XIV. ADJOURNMENT**

### **NEXT MEETING SCHEDULED FOR MONDAY, DECEMBER 07, 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.

**PERIMETER CENTER CONFERENCE CENTER**  
**EMERGENCY EVACUATION OF BOARD AND TRAINING ROOMS**  
(Script to be read at the beginning of each meeting.)

**PLEASE LISTEN TO THE FOLLOWING INSTRUCTIONS ABOUT EXITING THE PREMISES IN THE EVENT OF AN EMERGENCY.**

In the event of a fire or other emergency requiring the evacuation of the building, alarms will sound. When the alarms sound, leave the room immediately. Follow any instructions given by Security staff

**Board Room 1**

Exit the room using one of the doors at the back of the room. Upon exiting the room, turn **RIGHT**. Follow the corridor to the emergency exit at the end of the hall.

Upon exiting the building, proceed straight ahead through the parking lot to the fence at the end of the lot. Wait there for further instructions.

**Board Room 2**

Exit the room using one of the doors at the back of the room. (Point) Upon exiting the room, turn **RIGHT**. Follow the corridor to the emergency exit at the end of the hall.

Upon exiting the building, proceed straight ahead through the parking lot to the fence at the end of the lot. Wait there for further instructions.

You may also exit the room using the side door, turn **Right** out the door and make an immediate **Left**. Follow the corridor to the emergency exit at the end of the hall.

Upon exiting the building, proceed straight ahead through the parking lot to the fence at the end of the lot. Wait there for further instructions.

**Board Rooms 3 and 4**

Exit the room using one of the doors at the back of the room. Upon exiting the room, turn **RIGHT**. Follow the corridor to the emergency exit at the end of the hall.

Upon exiting the building, proceed straight ahead through the parking lot to the fence at the end of the lot. Wait there for further instructions.

**Training Room 1**

Exit the room using one of the doors at the back of the room. Upon exiting the room, turn **LEFT**. Follow the corridor to the emergency exit at the end of the hall.

Upon exiting the building, proceed straight ahead through the parking lot to the fence at the end of the lot. Wait there for further instructions.

**Training Room 2**

Exit the room using one of the doors at the back of the room. Upon exiting the doors, turn **LEFT**. Follow the corridor to the emergency exit at the end of the hall.

Upon exiting the building, proceed straight ahead through the parking lot to the fence at the end of the lot. Wait there for further instructions.

## **DETERMINATION OF QUORUM:**

- The Real Estate Board, consist of nine members, adheres to the requirement that a quorum, defined as the minimum number of members necessary to conduct official business, is constituted by five board members in accordance with [§ 54.1-2104](#).

# **REAL ESTATE BOARD FAIR HOUSING SUB-COMMITTEE MEETING MINUTES**

**MAY 14, 2026**

On Thursday, May 14, 2026, at 9:50 a.m., the Real Estate Board Fair Housing sub-committee met at the Department of Professional and Occupational Regulation. Board members Pieri Burton and Kit Hale attended on behalf of the Real Estate Board. Lizbeth Hayes and Donnitria Mosby attended on behalf of the Fair Housing Office.

The meeting was called to order at approximately 9:50 a.m. by Kit Hale. Staff advised board members of the number of cases currently under investigation and intake. The board members and staff discussed the cases on the agenda. The board members had no questions regarding the cases on the agenda.

Mr. Hale adjourned the meeting at approximately 9:55 a.m.

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Joseph "Kemper" Funkhouser, Chair

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Laura McClintock, Secretary

# **REAL ESTATE BOARD FAIR HOUSING SUB-COMMITTEE MEETING MINUTES**

**JULY 16, 2026**

On Thursday, July 16, 2026, at 9:45 a.m., the Real Estate Board Fair Housing sub-committee met at the Department of Professional and Occupational Regulation. Board members Pieri Burton, Kit Hale and Cavelle Mollineaux attended on behalf of the Real Estate Board. Lizbeth Hayes, Donnitria Mosby and Angela Keefe-Thomas attended on behalf of the Fair Housing Office.

The meeting was called to order at approximately 9:45 a.m. by Kit Hale. Staff advised board members of the number of cases currently under investigation and intake. The board members and staff discussed the cases on the agenda. The board members had no questions regarding the cases on the agenda. Staff shared the date for upcoming board training.

Mr. Hale adjourned the meeting at approximately 9:50 a.m.

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Joseph "Kemper" Funkhouser, Chair

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Laura McClintock, Secretary

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**

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Joseph 'Kemper' Funkhouser, III, Chair

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Laura McClintock, Secretary

Code of Virginia

Title 54.1. Professions and Occupations

Subtitle II. Professions and Occupations Regulated by the Department of Professional and Occupational Regulation and Boards within the Department

Chapter 21. Real Estate Brokers, Sales Persons and Rental Location Agents

Article 1. Regulation of Real Estate Brokers, Salespersons and Rental Location Agents

## § 54.1-2109. Death or disability of a real estate broker

A. Any licensed broker who is engaged in a sole proprietorship or who is the only licensed broker in a business entity listed in clause (i) of subsection A of § 54.1-2106.1 shall designate another licensed broker to carry on the business for up to 180 days for the sole purpose of concluding the business of such designating broker in the event of the designating broker's death or disability. Such designation shall be made at the time of application for broker licensure.

B. Only in the event that the designated broker named pursuant to subsection A is unable or unwilling to perform the act of concluding the business, the Real Estate Board shall, within 30 days of receiving written notification of a broker's death or disability, grant approval to one of the following individuals to carry on the business of the deceased or disabled broker for up to 180 days for the sole purpose of concluding the business:

1. A personal representative qualified by the court to administer the deceased broker's estate;
2. An agent designated under a power of attorney of the deceased or disabled broker, which designation expressly references this section;
3. The executor nominated in the deceased broker's will;
4. An adult family member of the deceased or disabled broker; or
5. An employee of, or an independent contractor affiliated with, the deceased or disabled broker.

C. In the event that none of the individuals in subdivisions B 1 through 5 is available or suitable, the Board may appoint any other licensed broker, with the written consent of such broker, within 30 days of receiving written notification of a broker's death or disability, to allow such appointed broker to carry on the business of the deceased or disabled broker for the sole purpose of concluding the business within 180 days.

1984, c. 283, § 54-731.3; 1988, c. 765; 2014, cc. 24, 705; 2019, cc. 179, 395; 2020, c. 383; 2022, c. 725.

The chapters of the acts of assembly referenced in the historical citation at the end of this section(s) may not constitute a comprehensive list of such chapters and may exclude chapters whose provisions have expired.

## § 54.1-2109. Death or disability of a real estate broker

A. Any licensed broker who is engaged in a sole proprietorship or who is the only licensed broker in a business entity listed in clause (i) of subsection A of § 54.1-2106.1 shall designate another licensed broker to carry on the business for up to 180 days for the sole purpose of concluding the business of such designating broker in the event of the designating broker's death or disability.

Such designation shall be made at the time of application for broker licensure.

B. Only in the event that the designated broker named pursuant to subsection A is unable or unwilling to perform the act of concluding the business, the Real Estate Board shall, within 30 days of receiving written notification of a broker's death or disability, grant approval to one of the following individuals to carry on the business of the deceased or disabled broker for up to 180 days for the sole purpose of concluding the business:

1. A personal representative qualified by the court to administer the deceased broker's estate;
2. An agent designated under a power of attorney of the deceased or disabled broker, which designation expressly references this section;
3. The executor nominated in the deceased broker's will;
4. An adult family member of the deceased or disabled broker; or
5. An employee of, or an independent contractor affiliated with, the deceased or disabled broker.

C. In the event that none of the individuals in subdivisions B 1 through 5 is available or suitable, the Board may appoint any other licensed broker, with the written consent of such broker, within 30 days of receiving written notification of a broker's death or disability, to allow such appointed broker to carry on the business of the deceased or disabled broker for the sole purpose of concluding the business within 180 days.

1984, c. 283, § 54-731.3; 1988, c. 765; 2014, cc. [24](#), [705](#); 2019, cc. [179](#), [395](#); 2020, c. [383](#); 2022, c. [725](#).

The chapters of the acts of assembly referenced in the historical citation at the end of this section(s) may not constitute a comprehensive list of such chapters and may exclude chapters whose provisions have expired.

# VIRGINIA ACTS OF ASSEMBLY - 2026 SESSION

## CHAPTER 448

*An Act to amend and reenact § 54.1-205 of the Code of Virginia, relating to Department of Professional and Occupational Regulation; universal license recognition.*

[H 1117]

Approved April 8, 2026

**Be it enacted by the General Assembly of Virginia:**

**1. That § 54.1-205 of the Code of Virginia is amended and reenacted as follows:**

**§ 54.1-205. Universal license recognition.**

A. For purposes of this section,:

"Another state" or "other state" means any state, territory, possession, or jurisdiction of the United States.

"Neighboring state" means the District of Columbia, Maryland, North Carolina, Kentucky, Tennessee, or West Virginia.

B. Except as provided in subsection D, the regulatory boards within the Department of Professional and Occupational Regulation shall, upon application by an individual, recognize licenses or certificates issued by another state as fulfillment of qualifications for licensure or government certification in the Commonwealth if the following conditions are met:

1. The individual holds a current and valid professional or occupational license or government certification in another state in a profession or occupation with a similar scope of practice, as determined by the board in the Commonwealth;

2. The individual has held the professional or occupational license or government certification in the other state for at least ~~three years~~ *one year*;

3. The board in the other state or state of original licensure required the individual to pass an examination and to meet certain standards related to education, training, or experience;

4. There are no pending investigations or unresolved complaints against the individual, and the board in the other state holds the individual in good standing;

5. The individual does not have a disqualifying criminal record as determined by the board in the Commonwealth in accordance with § 54.1-204;

6. No board in another state has imposed discipline on the licensee, except for discipline involving only a financial penalty and no harm to the health or economic well-being of the public; and

7. The individual pays all applicable fees.

C. Except as provided in subsection D, the regulatory boards within the Department of Professional and Occupational Regulation shall, upon application by an individual, recognize work experience in another state as fulfillment of qualifications for licensure or government certification in the Commonwealth if the following conditions are met:

1. The individual worked in another state that does not use a professional or occupational license or government certification to regulate a profession or occupation, but the Commonwealth uses a professional or occupational license or government certification to regulate a profession or occupation with a similar scope of practice, as determined by the board;

2. The individual has worked in the profession or occupation for at least three years;

3. The individual passes any examination required by the board of applicants for licensure or certification; and

4. The individual satisfies the conditions outlined in subdivisions B 5, 6, and 7.

D. The Real Estate Appraiser Board, the Real Estate Board, the Board for Waste Management Facility Operators, and the Board for Waterworks and Wastewater Works Operators and Onsite Sewage System Professionals shall, upon application by an individual, and without examination, immediately recognize the licenses or certificates issued by a neighboring state as fulfillment of qualifications for licensure in the Commonwealth if the following conditions are met:

1. The individual holds a current and valid professional or occupational license or government certification in a neighboring state in a profession or occupation with a similar scope of practice, as determined by the board in the Commonwealth;

2. There are no pending investigations or unresolved complaints against the individual, and the other state holds the individual in good standing;

3. The individual does not have a disqualifying criminal record as determined by the board in accordance with § 54.1-204; and

4. No other state has imposed discipline on the licensee, except for discipline involving only a financial penalty and no harm to the health or economic well-being of the public.

E. The regulatory boards within the Department of Professional and Occupational Regulation may require

# VIRGINIA ACTS OF ASSEMBLY - 2026 RECONVENED SESSION

## CHAPTER 1029

*An Act to direct the Real Estate Board and the Fair Housing Board to promulgate regulations defining certain terms related to unlawful conduct under the Virginia Fair Housing Law (§ 36-96.1 et seq.).*

[S 803]

Approved April 22, 2026

**Be it enacted by the General Assembly of Virginia:**

1. *§ 1. That the Real Estate Board and the Fair Housing Board shall promulgate regulations defining (i) "quid pro quo harassment" and "hostile environment harassment" consistent with the provisions of 24 C.F.R. § 100.600, as in effect on January 1, 2026, and (ii) "prohibited interference," "coercion," and "intimidation conduct" consistent with the provisions of 24 C.F.R. § 100.400, as in effect on January 1, 2026.*
2. **That the Real Estate Board and the Fair Housing Board shall promulgate regulations to implement the provisions of this act to be effective within 280 days of its enactment.**

an individual seeking a professional or occupational licensure or government certification pursuant to this section to pass a jurisprudential examination specific to relevant state laws and administrative rules that regulate such profession or occupation if such an examination is required of other applicants for the same license or certification.

F. This section shall not apply to any professional services, as defined in § 2.2-4301.

DRAFT

# Board For Real Estate

## Monthly Cash Activity

\$ 582,268.00

Jul 2026

\$ 116,453.60

[illegible]

### Cash receipts

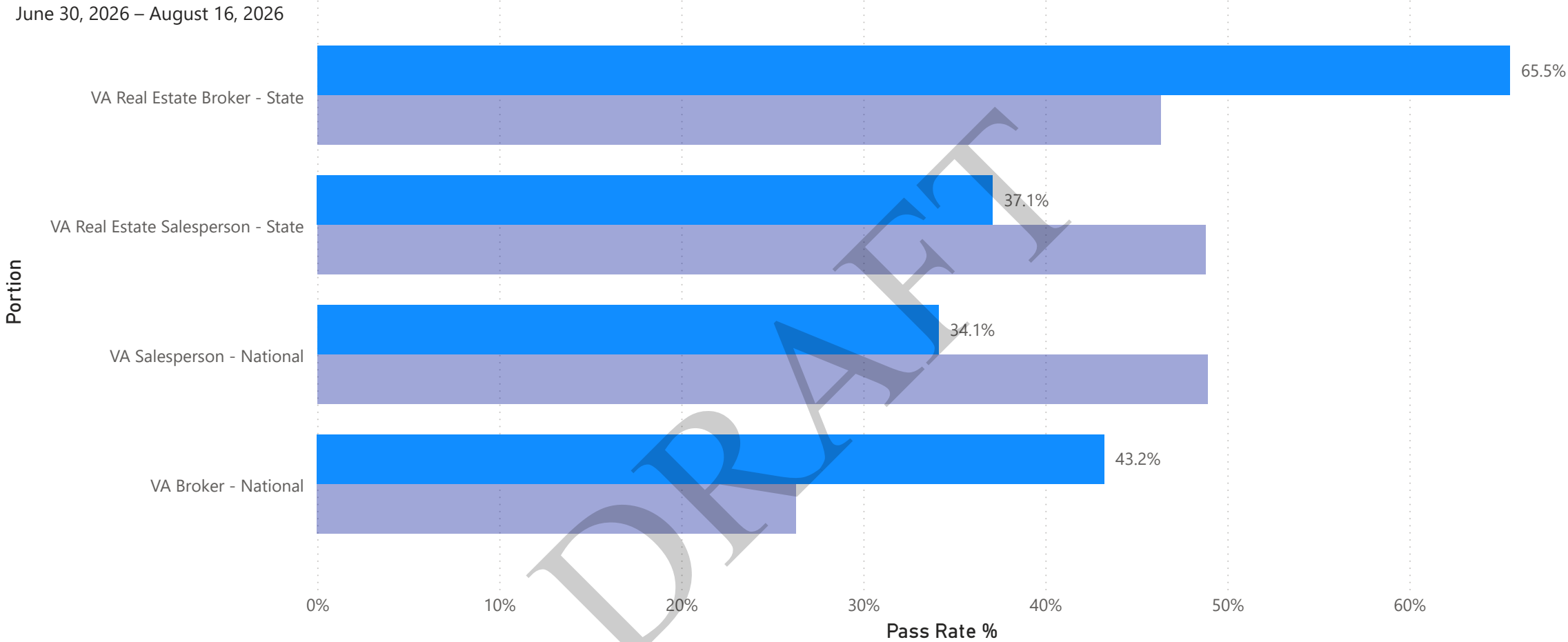
[illegible]

### Cash paid out

[illegible]

Exam Type Pass Rates: In-Person vs. Remote

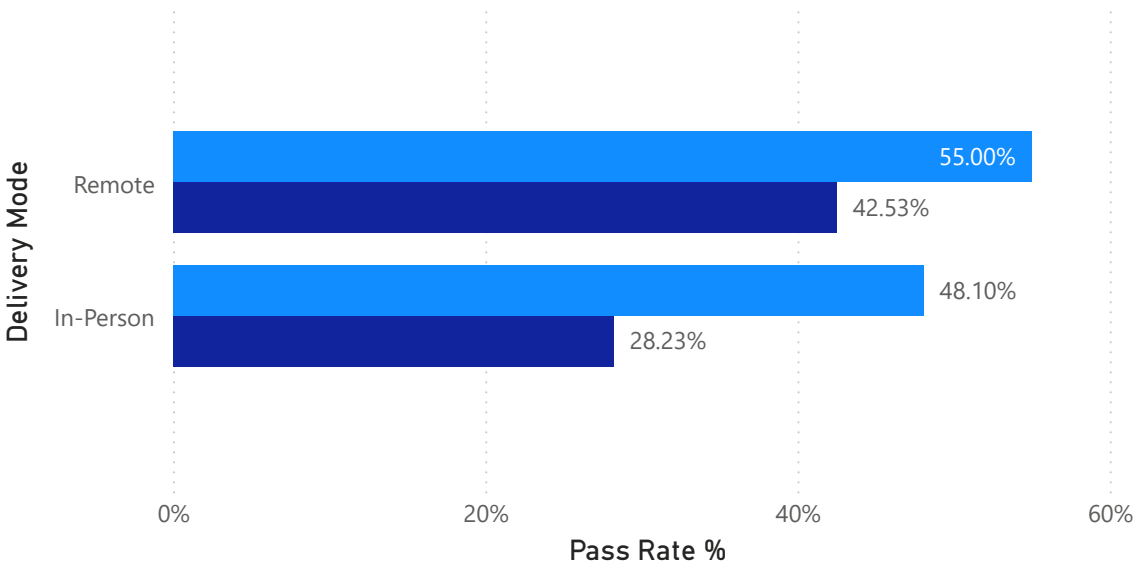
Delivery Mode ● In-Person ● Remote



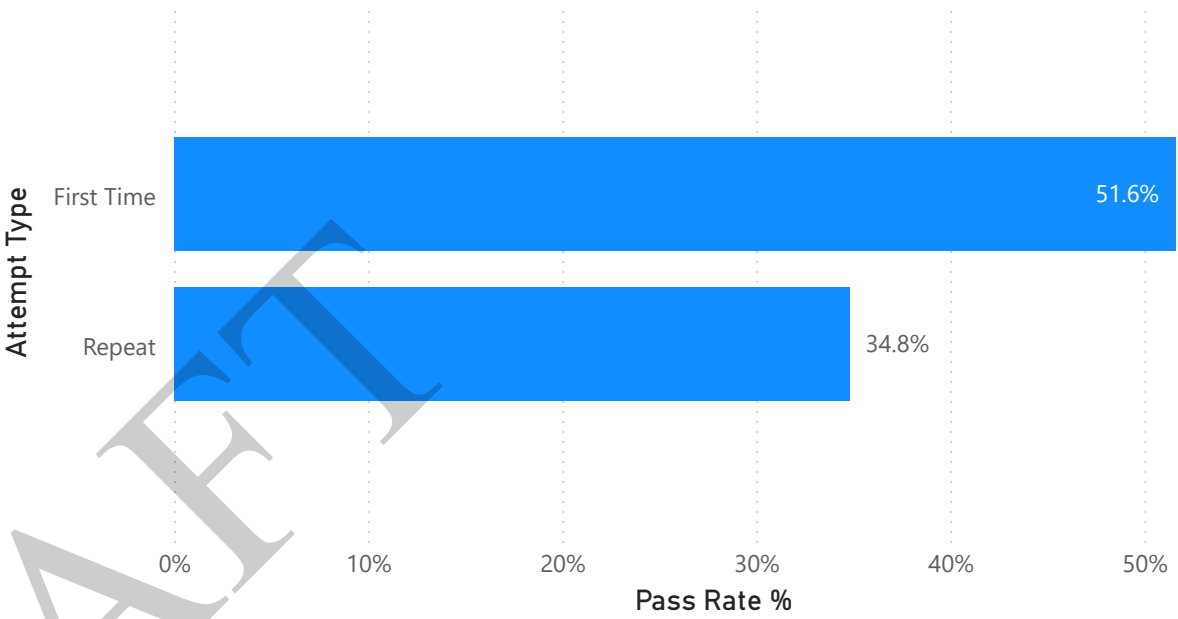
| Portion                            | In-Person | Remote | Total |
|------------------------------------|-----------|--------|-------|
| VA Salesperson - National          | 536       | 460    | 996   |
| VA Real Estate Salesperson - State | 636       | 629    | 1265  |
| VA Real Estate Broker - State      | 29        | 41     | 70    |
| VA Broker - National               | 37        | 19     | 56    |
| Total                              | 1238      | 1149   | 2387  |

First-Time vs. Repeat Pass Rates

Attempt Type ● First Time ● Repeat



Overall First-Time vs. Repeat Pass Rates



Overall In-Person vs. Remote Proctored Pass Rates

