

REAL ESTATE BOARD

TENTATIVE AGENDA

Thursday, November 17, 2022 - 10:00 a.m.

2nd Floor – Board Room 2

Department of Professional and Occupational Regulation

9960 Mayland Drive

Richmond, Virginia 23233

(804) 367-8526

I. CALL TO ORDER

II. ADMINISTRATIVE MATTERS

1. Approval of Agenda
2. Approval of Minutes:
 - A. September 15, 2022, Real Estate Board Meeting

III. PUBLIC COMMENT PERIOD **

IV. FAIR HOUSING REPORTS

1. Fair Housing Administrator's Report
2. Litigation update

V. FAIR HOUSING CASES

1. Hunter Guglielmini and Jahlil Lightbody v. Ginkgo Arbor Trace LLC and S.L. Nusbaum Realty Company
REB File Number: 2021-02475
HUD File Number: 03-21-8492-8
2. Jennifer Nicholson on behalf of minor child (H.N.) v. Olah's Landing Property Owner's Association, Inc. and United Property Associates, Inc.
REB File Number: 2022-01435
HUD File Number: 03-22-0292-8
Appointment – Henry Moore, attorney for respondents
3. Dalonte Johnson v. Van Metre Kensington Place, LLC, Van Metre Management Company LLC and Betty Veintemilla
REB File Number: 2022-02534
HUD File Number: 03-22-1430-8
4. Patrick McNeil v. CLPF-Metropolitan Two Venture, LP and Kettler Management, Inc. and Aaron Carson
REB File Number: 2022-00370
HUD File Number: 03-21-9207-8

5. Naima Jabeen v. Camden USA. Inc. and Camden Development, Inc.
REB File Number: 2022-01299
HUD File Number: 03-22-0651-8

6. Michaela McCants and Robert McCants v. Oak Crest Battlefield II LLC, S L Nusbaum Realty Co., Gerald Ysla and Melinda Gates
REB File Number: 2022-02524
HUD File Number: Not eligible
{Conciliation: Source of Funds}

VI. REAL ESTATE CASES

1. File Number 2022-02040 – Krista L. Janik
IFF by Jackson-Bailey – Licensing
2. File Number 2022-01683 – Tina Adele Kenny
IFF by Jackson-Bailey – Licensing
3. File Number 2022-02203 – Jeremy Thomas Rasnake
IFF by Jackson-Bailey – Licensing
Appointment – Jeremy Thomas Rasnake, applicant
4. File Number 2022-02035 – Ryan Joshua Pettie
IFF by Jackson-Bailey – Licensing
5. File Number 2022-02728 – Natalie A. Mckenzie
IFF by Jackson-Bailey – Licensing
6. File Number 2022-02036 – Jorge O. Cabrera
IFF by Jackson-Bailey – Licensing
7. File Number 2022-01836 – Shauliel Storey
IFF by Jackson-Bailey – Licensing
8. File Number 2022-01685 – Edwin Walker Broaddus
IFF by Perry – Licensing
9. File Number 2022-00399 – Dianne M. Tillage-Brooks
IFF by Perry – Licensing
10. File Number 2022-00067 – Shyam Bulusu
IFF by Davis & Perry – Disciplinary
11. File Number 2022-02285 – Sybil Elaine Baker, t/a Sybil E. Baker
Prima Facie by Davis – Disciplinary
12. File Number 2022-01012 – Leslie Lynn Carpenter
Prima Facie - Disciplinary

13. File Number 2021-01270 –Joan Williams Peaslee
IFF by Grimsley & Piland – Disciplinary
14. File Number 2021-01169 – Jeremy Lee Holt
IFF by Jones & Grimsley – Disciplinary
15. File Number 2021-01567 – Thomas Michael Holbrook
IFF by Johnson & Grimsley – Disciplinary
- ~~16. File Number 2021-02616 – Maryam Soroush Jansen
IFF by Johnson – Disciplinary~~
17. File Number 2021-02842 – Anna Paduhovich
IFF by Pineda & Jones - Disciplinary
18. File Number 2022-01294 – Shirley A. Maser
IFF by Funkhouser – Disciplinary
19. File Number 2022-01363 – Michelle Denise Handy
IFF by Funkhouser – Disciplinary
20. File Number 2022-01553 – Lawrence Nordlof
Pre-IFF Consent Order – Disciplinary
21. File Number 2022-01617 – Mohammad Shahverdi
Pre-IFF Consent Order – Disciplinary
22. File Number 2022-01928 – Charles F. Coates, Jr.
Pre-IFF Consent Order – Disciplinary
23. File Number 2022-01929 – Charles F. Coates, Jr.
Pre-IFF Consent Order – Disciplinary
24. File Number 2022-02166 – Jeannette McCallum
Pre-IFF Consent Order – Disciplinary
25. File Number 2022-02439 – Dale A. Brundage
Pre-IFF Consent Order – Disciplinary

VII. ADMINISTRATIVE ISSUES

- Board Financial Statement
- Reg. Review Presentation

VIII. EDUCATION

- November 16, 2022, Education Committee Report

IX. OLD BUSINESS

X. NEW BUSINESS

XI. ADJOURNMENT

NEXT MEETING SCHEDULED FOR THURSDAY, JANUARY 19, 2023

** 5-minute public comment, per person, on those items not included on the agenda with the exception of any open disciplinary files. No other public comment will be accepted by the Board during the meeting.

Persons desiring to participate in the meeting and requiring special accommodations or interpretive services should contact the Department at (804) 367-8552 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.

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REAL ESTATE BOARD
MINUTES OF MEETING

September 15, 2022

The Real Estate Board met at the Department of Professional and Occupational Regulation,
9960 Mayland Drive, Richmond, Virginia. The following Board members were present:

Sharon Johnson, Chair
Ibrahim Moiz, Vice-Chair
Margaret Davis
Kenner Funkhouser
David Perry
Cavelle Mollineaux
Nan Piland
Anna Thronson

Board members absent from the meeting: Catina Jones

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

Stephen Kirschner, Deputy Director
Christine Martine, Executive Director
Liz Hayes, Fair Housing Administrator
Trudy Miller, Fair Housing Investigator
Loraine Schroeder, Fair Housing Investigator
Emily Trent, Administrator Coordinator

Elizabeth Peay and Todd Shockley, from the Office of the Attorney General were present.

Ms. Johnson called the meeting to Order at 10:06 A.M.

Call to Order

A motion was made by Mr. Funkhouser and seconded by Mr. Piland to approve the agenda. The motion passed unanimously. Members voting "Yes" were: Davis, Funkhouser, Johnson, Moiz, Mollineaux, Perry, Piland and Thronson.

Agenda

A motion was made by Ms. Davis and seconded by Mr. Moiz to adopt the July 21, 2022, Real Estate Board Meeting minutes and the July 21, 2022 Fair Housing Sub-Committee minutes. The motion passed unanimously. Members voting "Yes" were Davis,

Minutes

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Funkhouser, Johnson, Moiz, Mollineaux, Perry, Piland and Thronson.

There was no public comment.

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

Todd Shockley, Assistant Attorney General, provided a Fair Housing litigation update. No action was taken by the Board.

In the matter of **Michelle D. Williams v. Mallard Cove Chesterfield LLC, Amurcon Realty Company and Liz Rodriquez, REB File 2021-02214**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis. Jonathan Sumrell, attorney for the respondents, was present to address the Board. A motion was made by Ms. Davis and seconded by Mr. Moiz to find no reasonable cause the respondents discriminated against the complainant by imposing discriminatory terms and conditions; by otherwise making housing unavailable or by subjecting complainant to intimidation or coercion based upon race, familial status and her son's disability. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Moiz, Mollineaux, Perry, Piland and Thronson.

In the matter of **Kathy and Thomas Rector v. Villas on Shady Banks Condominium Unit Owners Association, Inc. and A & S Realty, Inc., REB File 2022-01004**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis. Jerry M. Wright, Jr., attorney for the respondents, was present to address the Board. A motion was made by Ms. Davis and seconded by Mr. Moiz to find no reasonable cause the respondents discriminated against the complainants by failing to permit a reasonable modification or by imposing discriminatory terms and conditions based upon disability. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Moiz, Mollineaux, Perry, Piland and Thronson.

In the matter of **Tashawna Jackson v. North End Realty Group, Inc., DBA Rent 757, Jason Houser and Darien Stacks, REB File 2021-02637**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis and Supplemental Final Investigative Report. A motion was made by Ms. Davis and seconded by Mr. Moiz to find no reasonable cause

Public Comment

Fair Housing Reports

Litigation Update

Michelle D. Williams v. Mallard Cove Chesterfield LLC, Amurcon Realty Company and Liz Rodriquez, REB File 2021-02214

Kathy and Thomas Rector v. Villas on Shady Banks Condominium Unit Owners Association, Inc. and A & S Realty, Inc., REB File 2022-01004

Tashawna Jackson v. North End Realty Group, Inc., DBA Rent 757, Jason Houser and Darien Stacks, REB File

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the respondents discriminated against the complainants by imposing discriminatory terms and conditions or in the provision of services, otherwise making housing unavailable, engaged in intimidation, coercion, harassment, or making discriminatory statements based upon her source of funds, and in terms and conditions or in the provision of services, otherwise making housing unavailable, or refusing to make a reasonable accommodation based upon her disability. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Moiz, Mollineaux, Perry, Piland and Thronson.

2021-02637

In the matter of **Alicia King v. Van Metre Residential Management LLC and 621 N. Payne Street LLC, REB File 2021-02198**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis. A motion was made by Ms. Davis and seconded by Mr. Moiz to find no reasonable cause the respondents discriminated against the complainant by imposing discriminatory terms and conditions or otherwise making housing unavailable based upon race. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Moiz, Mollineaux, Perry, Piland and Thronson.

Alicia King v. Van Metre Residential Management LLC and 621 N. Payne Street LLC, REB File 2021-02198

In the matter of **Jo-Vel Jernigan v. Franklin Johnston Group Management & Development LLC and Quill Apartments, LC, REB File #2021-02405**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis. A motion was made by Ms. Davis and seconded by Mr. Moiz to find no reasonable cause the respondents discriminated against the complainants by otherwise making housing unavailable, refusing to provide a reasonable accommodation, or subjecting her to discriminatory terms and conditions based upon disability, color or race. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Moiz, Mollineaux, Perry, Piland and Thronson.

Jo-Vel Jernigan v. Franklin Johnston Group Management & Development LLC and Quill Apartments, LC, REB File 2021-02405

In the matter of **Latrice Hicks v. Katlin Pepin, Summit Apartments Development, LLC and Dodson Property Management, LLC, REB File 2022-00910**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis. A motion was made by Ms. Davis and seconded by Mr. Moiz to find no reasonable cause the respondents discriminated against the complainant by otherwise making housing unavailable or offering discriminatory terms and conditions based upon race. The motion passed unanimously.

Latrice Hicks v. Katlin Pepin, Summit Apartments Development, LLC and Dodson Property Management, LLC, REB File 2022-00910

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Members voting “Yes” were Davis, Funkhouser, Johnson, Moiz, Mollineaux, Perry, Piland and Thronson.

In the matter of **Judith Rossy v. 861 Ocean View Avenue, LLC, Lynnhaven Management, LLC, and Shannon James, REB File 2022-02338**, a motion was made by Ms. Davis and seconded by Mr. Moiz to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. The motion passed unanimously. Members voting “Yes” were Davis, Funkhouser, Johnson, Moiz, Mollineaux, Perry, Piland and Thronson.

Judith Rossy v. 861 Ocean View Avenue, LLC, Lynnhaven Management, LLC, and Shannon James, REB File 2022-02338

In the matter of **Raphael Merchant and Eric Jones v. RRI Apartments I, LLC, and PRG Real Estate Management, Inc., REB File 2022-00822**, a motion was made by Ms. Davis and seconded by Mr. Moiz to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. The motion passed unanimously. Members voting “Yes” were Davis, Funkhouser, Johnson, Moiz, Mollineaux, Perry, Piland and Thronson.

Raphael Merchant and Eric Jones v. RRI Apartments I, LLC, and PRG Real Estate Management, Inc., REB File 2022-00822

In the matter of **Jainesia Coleman and Kaleeb Lee v. Aimee Bradley, Sherry Jo Louka, Flipping Pages, Inc., Hometown Realty Services, Inc., and Allegiance Property Management, LLC, REB File 2022-01916**, a motion was made by Ms. Davis and seconded by Mr. Moiz to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. The motion passed unanimously. Members voting “Yes” were Davis, Funkhouser, Johnson, Moiz, Mollineaux, Perry, Piland and Thronson.

Jainesia Coleman and Kaleeb Lee v. Aimee Bradley, Sherry Jo Louka, Flipping Pages, Inc., Hometown Realty Services, Inc., and Allegiance Property Management, LLC, REB File 2022-01916

In the matter of **Renard Costella Miller, Jr. and Ayana Miller, deceased v. Old Point National Bank, Lisa Cafferty, and Amber Rice, REB File 2022-00778**, a motion was made by Ms. Davis and seconded by Mr. Moiz to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. The motion passed unanimously. Members voting “Yes” were Davis, Funkhouser, Johnson, Moiz, Mollineaux, Perry, Piland and Thronson.

Renard Costella Miller, Jr. and Ayana Miller, deceased v. Old Point National Bank, Lisa Cafferty, and Amber Rice, REB File 2022-00778

In the matter of **File Number 2022-01264, Daryl Philmore Artis**, 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

File Number 2022-01264, Daryl Philmore Artis

Conference. Daryl Philmore Artis, applicant was present and addressed the Board. A motion was made by Ms. Davis and seconded by Mr. Moiz to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* to approve Mr. Artis' application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Moiz, Mollineaux, Perry, Piland and Thronson.

In the matter of **File Number 2021-02600, James Tedeschi**, 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. A motion was made by Mr. Moiz and seconded by Ms. Davis to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* to approve Mr. Tedeschi's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Moiz, Mollineaux, Perry, Piland and Thronson.

File Number 2021-02600, James Tedeschi

In the matter of **File Number 2022-00914, Lillianne Strickland**, 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. A motion was made by Ms. Davis and seconded by Mr. Moiz to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* as well as her failure to initially disclose her felony conviction and the apparently altered documentation she submitted as part of the Informal Fact-Finding Conference to deny Ms. Strickland's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Moiz, Mollineaux, Perry, Piland and Thronson.

File Number 2022-00914, Lillianne Strickland

In the matter of **File Number 2022-01273, Amber Patterson**, 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. Amber Patterson, applicant, was present and addressed the Board. A motion was made by Mr. Funkhouser and

File Number 2022-01273, Amber Patterson

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seconded by Ms. Davis to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* to approve Ms. Patterson's application for a real estate salesperson's license subject to a two year Agreement for Licensure with quarterly reporting by Ms. Patterson and her broker. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Moiz, Mollineaux, Perry, Piland and Thronson.

In the matter of **File Number 2022-02059, Terrell Lamont Booker**, 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. Terrell Lamont Booker, applicant, was present and addressed the Board. A motion was made by Ms. Piland and seconded by Mr. Funkhouser to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* and Mr. Booker's previous disciplinary action to approve Mr. Booker's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Moiz, Mollineaux, Perry, Piland and Thronson.

File Number 2022-02059, Terrell Lamont Booker

In the matter of **File Number 2022-00450, Kenneth Khoaphong Nguyen**, 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. A motion was made by Ms. Davis and seconded by Mr. Funkhouser to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* to approve Mr. Nguyen's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Moiz, Mollineaux, Perry, Piland and Thronson.

File Number 2022-00450, Kenneth Khoaphong Nguyen

In the matter of **File Number 2022-01262, Imran A. Atlaf**, 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. Imran A. Atlaf, applicant, was present and addressed the Board. A

File Number 2022-01262, Imran A. Atlaf

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motion was made by Mr. Funkhouser and seconded by Ms. Davis to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* to approve Mr. Atlaf's for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Moiz, Mollineaux, Perry, Piland and Thronson.

In the matter of **File Number 2022-01272, Rudy Fernandez**, 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. A motion was made by Ms. Piland and seconded by Ms. Davis to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* to approve Mr. Fernandez's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Moiz, Mollineaux, Perry, Piland and Thronson.

File Number 2022-01272, Rudy Fernandez

In the matter of **File Number 2022-01260, Joeralyn Johnson**, 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. Joeralyn Johnson, applicant, was present and addressed the Board. A motion was made by Ms. Davis and seconded by Mr. Funkhouser to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* to approve Ms. Johnson's for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Moiz, Mollineaux, Perry, Piland and Thronson.

File Number 2022-01260, Joeralyn Johnson

In the matter of **File Number 2022-01275, Christopher Carl Spillman**, 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. A motion was made by Ms. Davis and seconded by Mr. Funkhouser to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* to approve Mr. Spillman's

File Number 2022-01275, Christopher Carl Spillman

application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Moiz, Mollineaux, Perry, Piland and Thronson.

In the matter of **File Number 2022-01680, Craig J. Danner, Sr.**, 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. A motion was made by Mr. Funkhouser and seconded by Mr. Perry to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* to approve Mr. Danner's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Moiz, Mollineaux, Perry, Piland and Thronson.

File Number 2022-01680, Craig J. Danner, Sr.

In the matter of **File Number 2022-01266, DaShawn Darnell Ford**, 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. DaShawn Darnell Ford, applicant, was present and addressed the Board. A motion was made by Mr. Funkhouser and seconded by Mr. Moiz to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* to approve Mr. Ford's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Moiz, Mollineaux, Perry, Piland and Thronson.

File Number 2022-01266, DaShawn Darnell Ford

In the matter of **File Number 2022-01269, Cal Estrozion Kee, III**, 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. Cal Estrozion Kee, III, applicant, was present. A motion was made by Mr. Mollineaux and seconded by Mr. Funkhouser to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* to approve Mr. Kee's application for a real estate salesperson's license subject to a two year Agreement for Licensure with quarterly reporting by Mr. Kee and his broker.

File Number 2022-01269, Cal Estrozion Kee, III

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The motion passed unanimously. Members voting “Yes” were Davis, Funkhouser, Johnson, Moiz, Mollineaux, Perry, Piland and Thronson.

In the matter of **File Number 2022-00918, Cheryl Williams Peacock**, 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. Cheryl Williams Peacock, applicant, was present and addressed the Board. A motion was made by Mr. Moiz and seconded by Mr. Funkhouser to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* to approve Ms. Peacock’s application for a real estate salesperson’s license. The motion passed unanimously. Members voting “Yes” were Davis, Funkhouser, Johnson, Moiz, Mollineaux, Perry, Piland and Thronson.

File Number 2022-00918, Cheryl Williams Peacock

In the matter of **File Number 2022-00466, Timothy S. Johnson, Jr.**, the Board reviewed the record which consisted of the investigative file, transcript, exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference. A motion was made by Ms. Davis and seconded by Mr. Moiz to find five violations of 18 VAC-135-20-280.5 (Count 1) of the Board’s 2015 Regulations, and a violation of 18 VAC 135-20-260.11.a (Count 2) of the Board’s 2015 Regulations. The motion passed unanimously. Members voting “Yes” were Davis, Funkhouser, Johnson, Moiz, Mollineaux, Perry, Piland and Thronson.

File Number 2022-00466, Timothy S. Johnson, Jr.

A motion was made by Ms. Davis and seconded by Mr. Mollineaux to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference. The motion failed. A motion was made by Ms. Davis and seconded by Mr. Moiz to amend the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose the following sanctions: A monetary penalty of \$100.00 for each violation in Count 1, and \$350.00 for the violation in Count 2, for a total of \$850.00. The Board also imposes the following sanctions for the violations in Counts 1 and 2: revocation of Johnson’s license. In addition, for violations of Counts 1 and 2, Johnson’s license is placed on probation for a period of six (6) months. The terms of the probation shall be:

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- Complete three (3) classroom hours of Board-approved post-license education pertaining to Property Management;

Further, Johnson shall provide evidence acceptable to the Board that Johnson has successfully completed the course(s) within six (6) months of the effective date of the Order. The above-referenced post-license education hours will not count towards any continuing education requirement, if applicable, for renewal, reinstatement, or activation of a license. The Board voted to revoke Johnson's license due to the egregious nature of the violations and Johnson's prior disciplinary actions. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Moiz, Mollineaux, Perry, Piland and Thronson.

In the matter of **File Number 2022-00038, Labraysha Brickhouse**, the Board reviewed the record which consisted of the investigative file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. A motion was made by Ms. Davis and seconded by Mr. Moiz to find a violation of 18 VAC 135-20-280.2 (Count 1) of the Board's 2015 Regulations. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Moiz, Mollineaux, and Thronson.

File Number 2022-00038, Labraysha Brickhouse

A motion was made by Ms. Davis and seconded by Mr. Moiz to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose the following sanctions: A monetary penalty of \$500.00 for the violation in Count 1, for a total of \$500.00. In addition, for violation of Count 1, Brickhouse's license is placed on probation for a period of one (1) year and required to complete three (3) classroom hours of Board-approved post-license education pertaining to Real Estate Agency and six (6) classroom hours of Board-approved post-license education pertaining to Real Estate Law and Regulations. Such course(s) shall be completed in a classroom. Further, Brickhouse shall provide evidence acceptable to the Board that Brickhouse has successfully completed the course(s) within six (6) months of the effective date of the Order. The above-referenced post-license education hours will not count towards any continuing education requirement, if applicable, for renewal, reinstatement, or activation of a license. During the probationary period, Brickhouse and her broker will provide quarterly reports

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to the Board that Brickhouse is in compliance with the Board's rules and regulations. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Moiz, Mollineaux and Thronson.

As the presiding Board member, and the Board member who reviewed the file, Ms. Piland and Mr. Perry did not vote or participate in the discussion in this matter.

In the matter of **File Number 2022-00158, Stephen Michael Fox**, the Board reviewed the record which consisted of the investigative file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. Hannah Hiza, complainant, was present and addressed the Board. A motion was made by Ms. Davis and seconded by Mr. Moiz to find a violation of §54.1-2132.A.4 (Count 1) of the *Code of Virginia*, a violation of 18 VAC 135-20-310.2 (Count 2) of the Board's 2015 Regulations, a violation of §54.1-2135.E (Count 3) of the *Code of Virginia*, a violation of 18 VAC 135-20-180.C.3 (Count 4) of the Board's 2020 Regulations, and a violation of 18 VAC 135-20-180.C.2 (Count 5) of the Board's 2020 Regulations. The motion passed unanimously. Members voting "Yes" were Davis, Johnson, Moiz, Mollineaux, Perry and Thronson.

File Number 2022-00158, Stephen Michael Fox

A motion was made by Ms. Davis and seconded by Mr. Moiz to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference. A substitute motion was made by Ms. Davis and seconded by Ms. Thronson to amend the recommendation contained in the Summary of the Informal Fact-Finding Conference and instead impose the following sanctions: a monetary penalty of \$2,500.00 for the violation in Count 1, \$600.00 for the violation in Count 2; \$500.00 for the violation contained in Count 3; \$500.00 for the violation in Count 4, and \$1,000.00 for the violation in Count 5, for a total of \$5,100.00. In addition, for the violation of Count 1, Fox's license is placed on probation for a period of six (6) months and required to complete three (3) classroom hours of Board-approved post-license education pertaining to Agency Law. Further, Fox shall provide evidence acceptable to the Board that Fox has successfully completed the course(s) within six (6) months of the effective date of the Order. The above-referenced post-license education hours will not count towards any continuing education requirement, if applicable, for renewal, reinstatement, or

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activation of a license. In addition, for the violation of Count 3, Fox's license is placed on probation for a period of six (6) months and required to complete six (6) classroom hours of Board-approved post-license education pertaining to Contract Writing. Further, Fox shall provide evidence acceptable to the Board that Fox has successfully completed the course(s) within six (6) months of the effective date of the Order. The above-referenced post-license education hours will not count towards any continuing education requirement, if applicable, for renewal, reinstatement, or activation of a license. In addition, for the violations of Counts 4 and 5, Fox's license is placed on probation for a period of six (6) months and required to complete three (3) classroom hours of Board-approved post-license education pertaining to Escrow Requirements. Further, Fox shall provide evidence acceptable to the Board that Fox has successfully completed the course(s) within six (6) months of the effective date of the Order. The above-referenced post-license education hours will not count towards any continuing education requirement, if applicable, for renewal, reinstatement, or activation of a license. In addition, for the violations of Counts 1, 2, 3, 4, and 5, Fox's license is suspended for a period of one (1) year. Following the suspension, Fox's license will be placed on probation for a period of two (2) years. During the probationary period, Fox and his broker will provide quarterly reports to the Board that Fox is in compliance with the Board's rules and regulations. The Board voted to increase the fine in Count 1 due to a prior violation of a similar nature. Additionally, the Board voted to suspend Fox's license for a period of one year, and then to place Fox on probation following the suspension for a period of two years, due to Fox's prior disciplinary violations. The motion passed unanimously. Members voting "Yes" were Davis, Johnson, Moiz, Mollineaux, Perry and Thronson.

As the presiding Board member and Board member who reviewed the file, Ms. Piland and Mr. Funkhouser were not present for the discussion or vote.

In the matter of **File Number 2019-01951, Joshua Brian Romano**, the Board reviewed the record which consisted of the Notice of Prima Facie Case, investigative file, and the Recommendation. A motion was made by Ms. Davis and seconded by Mr. Funkhouser to find a violation of 18 VAC 135-20-210 (Count 1) of the Board's 2015 regulations. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Moiz, Mollineaux, Perry, Piland and

File Number 2019-01951, Joshua Brian Romano

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Thronson.

A motion was made by Ms. Davis and seconded by Mr. Moiz to accept the recommendation. The motion failed. A motion was made by Ms. Piland and seconded by Mr. Funkhouser to amend the recommendation to impose the following sanctions: A monetary penalty of \$2,500.00 for the violation in Count 1, for a total of \$2,500.00. In addition, revocation of license is imposed for violation of Count 1. In addition, for the violation of Count 1, Romano's license shall be placed on probation for a period of six (6) months and required to complete the thirty (30) hour post-license Board-approved curriculum. Such course(s) shall be completed in a classroom. Further, Romano shall provide evidence acceptable to the Board that Romano has successfully completed the course(s) within six (6) months of the effective date of the order. The above-referenced post-license education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license. The Board voted to increase the monetary penalty and to place Romano on probation and require post-license education due to the egregious nature of the violation as well as Romano's prior violations of the same type. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Moiz, Mollineaux, Perry, Piland and Thronson.

In the matter of **File Number 2022-01214, Matthew Philippe Jarreau**, the Board reviewed the record which consisted of the Notice of Prima Facie Case, investigative file, and the Recommendation. A motion was made by Ms. Davis and seconded by Mr. Moiz to find a violation of 18 VAC 135-20-190.B (Count 1) of the Board's 2015 regulations. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Moiz, Mollineaux, Perry, Piland and Thronson.

File Number 2022-01214, Matthew Philippe Jarreau

A motion was made by Ms. Davis and seconded by Mr. Moiz to accept the recommendation to impose the following sanctions: A monetary penalty of \$300.00 for the violation in Count 1, for a total of \$300.00. In addition, for violation of Count 1, Jarreau's license shall be placed on probation for a period of six (6) months and required to complete six (6) classroom hours of Board-approved post-license education pertaining to Real Estate Law and Regulations. Such course(s) shall be completed in a classroom. Further, Jarreau shall provide evidence

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acceptable to the Board that Jarreau has successfully completed the course(s) within six (6) months of the effective date of the order. The above-referenced post-license education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Moiz, Mollineaux, Perry, Piland and Thronson.

In the matter of **File Number 2022-01922, Amy Lynn Bonicoro**, the Board reviewed the Consent Order as seen and agreed to by Ms. Bonicoro. A motion was made by Ms. Davis and seconded by Mr. Moiz to accept the proposed Consent Order offer wherein Bonicoro admits to a violation of 18 VAC 135-20-260.11.g (Count 1) of the Board's 2021 Regulations, two violations of §54.1-2131.7-4 (Count 2) of the *Code of Virginia*, and agrees to a monetary penalty of \$500.00 for the violation contained in Count 1, \$550.00 for each violation contained in Count 2, as well as \$150.00 in Board costs, for a total of \$1,750.00. Bonicoro 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. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Moiz, Mollineaux, Perry, Piland and Thronson.

File Number 2022-01922, Amy Lynn Bonicoro

In the matter of **File Number 2022-01873, Susan Wingo**, the Board reviewed the Consent Order as seen and agreed to by Ms. Wingo. A motion was made by Ms. Davis and seconded by Mr. Moiz to accept the proposed Consent Order offer wherein Wingo admits to a violation of 18 VAC 135-20-260.11.g (Count 1) of the Board's 2015 Regulations, and a violation of 18 VAC 135-20-210 (Count 2) of the Board's 2015 Regulations, and agrees a monetary penalty of \$500.00 for the violation contained in Count 1, \$600.00 for the violation contained in Count 2, and \$150.00 in Board costs, for a total of \$1,250.00. In addition, Wingo agrees to complete at least the number of classroom hours, as specified below, of Board-approved Post-License education and provide proof of attendance and successful completion to the Board

File Number 2022-01873, Susan Wingo

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within six (6) months of the effective date of the Order. The courses must be completed in the classroom.

- Six (6) hours pertaining to Real Estate Law and Regulations; and
- Six (6) hours pertaining to Contract Writing.

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. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Moiz, Mollineaux, Perry, Piland and Thronson.

In the matter of **File Number 2022-01733, Sarah McFadden**, the Board reviewed the Consent Order as seen and agreed to by Ms. McFadden. A motion was made by Ms. Davis and seconded by Mr. Moiz to accept the proposed Consent Order offer wherein McFadden admits to a violation of 18 VAC 135-20-310.2 (Count 1) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$600.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$750.00. In addition, McFadden 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 the 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. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Moiz, Mollineaux, Perry, Piland and Thronson.

File Number 2022-01733, Sarah McFadden

In the matter of **File Number 2022-01628, Conrad Mendoza**, the Board reviewed the Consent Order as seen and agreed to by Mr. Mendoza. A motion was made by Ms. Davis and seconded by Mr. Moiz to accept the proposed Consent Order offer wherein Mendoza admits to a violation of 18 VAC 135-20-260.11.g (Count 1) of the Board's 2021 Regulations, and agrees to a monetary penalty of \$500.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$650.00. In addition, Mendoza 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

File Number 2022-01628, Conrad Mendoza

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date of the 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. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Moiz, Mollineaux, Perry, Piland and Thronson.

In the matter of **File Number 2022-01607, Maija Liisa Jano**, the Board reviewed the Consent Order as seen and agreed to by Ms. Jano. A motion was made by Ms. Davis and seconded by Mr. Moiz to accept the proposed Consent Order offer wherein Jano admits to a violation of §54.1-2131.A.4 (Count 1) of the *Code of Virginia*, and a violation of 18 VAC 135-20-310.2 (Count 2) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$500.00 for the violation contained in Count 1, \$600.00 for the violation contained in Count 2, as well as \$150.00 in Board costs, for a total of \$1,250.00. In addition, Jano agrees to complete at least agrees to complete at least the number of classroom hours, as specified below, of Board-approved Post-License education and provide proof of attendance and successful completion to the Board within six (6) months of the effective date of this Consent Order. The courses must be completed in the classroom.

- For violation of Counts 1 and 2, six (6) hours pertaining to Real Estate Law and Regulations; and
- For violation of Counts 1 and 2, three (3) hours pertaining to Escrow Requirements.

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. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Moiz, Mollineaux, Perry, Piland and Thronson.

The Board reviewed the Board financial statement as presented. No action was taken by the Board.

Ms. Piland provided a report from the September 14, 2022, Real Estate Board Education Committee meeting. A motion was made by Ms. Davis and seconded by Mr. Perry to accept the Education Committee meeting report. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Moiz,

File Number 2022-01607, Maija Liisa Jano

Administrative Issues

Education

Mollineaux, Perry, Piland and Thronson.

Mr. Kirschner spoke to the Board about the regulatory review under the new Executive Directive and the goal of line by line review of the regulations. No action was taken by the Board.

New Business

There being no further business, the Board adjourned at 11:34

Adjourn

Sharon Johnson, Chair

Demetrios J. Melis, Secretary

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**Department of Professional and Occupational Regulation
Statement of Financial Activity**

**Real Estate Board
954640**

2022-2024 Biennium

September 2022

	September 2022 Activity	Biennium-to-Date Comparison	
		July 2020 - September 2020	July 2022 - September 2022
Cash/Revenue Balance Brought Forward			0
Revenues	435,816	1,119,510	1,190,902
Cumulative Revenues			1,190,902
Cost Categories:			
Board Expenditures	18,493	66,192	78,557
Board Administration	99,235	301,810	350,099
Administration of Exams	8,247	13,353	27,487
Enforcement	102,783	311,039	352,020
Legal Services	150	6,951	150
Information Systems	49,870	195,926	155,075
Facilities and Support Services	33,279	106,422	96,977
Agency Administration	105,088	130,452	231,779
Other / Transfers	0	0	0
Total Expenses	417,146	1,132,146	1,292,143
Transfer To/(From) Cash Reserves	0	0	(130,568)
Ending Cash/Revenue Balance			29,327

Cash Reserve Beginning Balance	1,825,743	0	1,956,311
Change in Cash Reserve	0	0	(130,568)
Cash Reserve Ending Balance	1,825,743	0	1,825,743

Number of Regulators	
Current Month	79,316
Previous Biennium-to-Date	72,310