

REAL ESTATE BOARD  
MINUTES OF MEETING

March 17, 2016

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

Sandee Ferebee, Vice-Chair  
Antonio Elias  
Lynn G. Grimsley  
Steve Hoover  
Lee Odems  
Sharon Johnson

Board members absent from the meeting: Joseph Funkhouser, II, Chair  
Catherine M. Noonan

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

Jay DeBoer, Director  
Christine Martine, Executive Director  
Mark Courtney, Senior Director  
Liz Hayes, Fair Housing Administrator  
Deanda Shelton, Assistant Fair Housing Administrator  
Jeffrey Williams, Board Administrator  
Emily Trent, Administrative Assistant

Elizabeth Peay and Tom Payne from the Office of the Attorney General were present.

Ms. Ferebee called the meeting to Order at 9:02 A.M.

**Call to Order**

A motion was made by Ms. Johnson and seconded by Ms. Grimsley to approve the agenda. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Grimsley, Johnson, Hoover and Odems.

**Agenda**

A motion was made by Ms. Johnson and seconded by Mr. Odems to adopt the following minutes: January 21, 2016, Fair Housing Sub-Committee Meeting and January 21, 2016, Real Estate Board Meeting. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Grimsley, Johnson,

**Minutes**

Hoover and Odems.

There was no public comment.

Deanda Shelton, Assistant Fair Housing Administrator, updated the Board on the current Fair Housing case load.

In the matter of **Sheree Fryar v. Select Realty Service, LLC, Wilfredo Rodriguez-Antonetti and Thyrza Enid Hernandez, File Number 2016-00906**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis and Recommendation. A motion was made by Ms. Johnson and seconded by Mr. Odems to find no reasonable cause. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Grimsley, Johnson, Hoover and Odems.

In the matter of **James Suit v. Theresa Sylvia and Virginia Realty Company of Tidewater, Inc., REB File Number 2015-00677**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis and Recommendation and Official Consultation Memorandum from the Office of the Attorney General. Jason Messersmith, attorney for the respondents, was present and addressed the Board.

At 9:14 A.M., Mr. Hoover offered a motion which was seconded by Ms. Grimsley, that the Board meeting be recessed and that the Real Estate Board immediately reconvene in closed meeting for the purpose of consultation with legal counsel and briefings by staff pertaining to actual or probable litigation as permitted by §2.2-3711.A.7 of the *Code of Virginia*. The following non-members will be in attendance to reasonably aid the consideration of the topic: Tom Payne, Liz Hayes, Angela Keefe-Thomas and Jay DeBoer.

This motion is made with respect to the matter(s) identified as agenda item(s):

**-5. File Number 2015-00677 – James Suit v. Theresa Sylvia and Virginia Realty Company of Tidewater, Inc., REB File Number 2015-00677**

At 9:50 A.M., a motion was made by Mr. Hoover and

### Public Comment

#### Fair Housing Administrator's Report

#### Sheree Fryar v. Select Realty Service, LLC, Wilfredo Rodriguez-Antonetti and Thyrza Enid Hernandez, File Number 2016-00906

#### James Suit v. Theresa Sylvia and Virginia Realty Company of Tidewater, Inc., REB File Number 2015- 00677

### Closed Session

seconded by Mr. Odems that the Board reconvene in open session.

WHEREAS, the Real Estate Board has convened a closed meeting on this date pursuant to an affirmative recorded vote in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, §2.2-3712 of the *Code of Virginia* requires a certification by this Real Estate Board that such closed meeting was conducted in conformity with Virginia law;

NOW, THEREFORE, BE IT RESOLVED that the Real Estate Board hereby certifies that, to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies and (ii) only such public business matters as were identified in the motion convening the closed meeting were heard, discussed or considered by the Real Estate Board.

VOTE: 6-0

AYES: Elias, Ferebee, Grimsley, Hoover, Johnson and Odems.

NAYS: None.

ABSENT DURING THE VOTE: None.

ABSENT DURING THE MEETING: Funkhouser and Noonan.

In the matter of **James Suit v. Theresa Sylvia and Virginia Realty Company of Tidewater, Inc., REB File Number 2015-00677**, a motion was made by Ms. Ferebee and seconded by Mr. Hoover to find no reasonable cause that the respondents engaged in discriminatory actions against the complainant based on disability. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Grimsley, Johnson, Hoover and Odems.

In the matter of **File Number 2016-01453, Alesha Slaughter**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal

**Certification**

**James Suit v.**  
**Theresa Sylvia and**  
**Virginia Realty**  
**Company of**  
**Tidewater, Inc., REB**  
**File Number 2015-**  
**00677**

**File Number 2016-**  
**01453, Alesha**  
**Slaughter**

Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. Alesha Slaughter, applicant, was present and addressed the Board. A motion was made by Ms. Grimsley and seconded by Mr. Odems to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the Code of Virginia approve Ms. Slaughter's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Grimsley, Johnson, Hoover and Odems.

In the matter of **File Number 2016-01505, Maria Elizabeth Cook**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. Maria Elizabeth Cook, applicant, was present and addressed the Board. A motion was made by Mr. Hoover and seconded by Ms. Johnson to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the Code of Virginia approve Ms. Cook's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Grimsley, Johnson, Hoover and Odems.

**File Number 2016-01505, Maria Elizabeth Cook**

In the matter of **File Number 2016-01507, Amir Mogadan Yousefian**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. A motion was made by Ms. Johnson and seconded by Mr. Elias to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the Code of Virginia approve Mr. Yousefian's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Grimsley, Johnson, Hoover and Odems.

**File Number 2016-01507, Amir Mogadan Yousefian**

In the matter of **File Number 2016-01549, Daniel Patrick Smith**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal

**File Number 2016-01549, Daniel Patrick Smith**

Fact-Finding Conference of the presiding officer. Daniel Patrick Smith, applicant, was present and addressed the Board. A motion was made by Mr. Hoover and seconded by Mr. Odems to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the Code of Virginia approve Mr. Smith's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Grimsley, Johnson, Hoover and Odems.

In the matter of **File Number 2016-01390, Gregg J. Charles, Jr.**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. A motion was made by Ms. Johnson and seconded by Mr. Hoover to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the Code of Virginia approve Mr. Charles' application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Grimsley, Johnson, Hoover and Odems.

**File Number 2016-01390, Gregg J. Charles, Jr.**

In the matter of **File Number 2016-01413, John G. Schultz**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. John G. Schultz, applicant, was present and addressed the Board. A motion was made by Mr. Hoover and seconded by Ms. Grimsley to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the Code of Virginia approve Mr. Schultz's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Grimsley, Johnson, Hoover and Odems.

**File Number 2016-01413, John G. Schultz**

In the matter of **File Number 2016-01392, Robert Edward Kirwin**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. Robert

**File Number 2016-01392, Robert Edward Kirwin**

Edward Kirwin, applicant, and Steve Dalton, witness, were present and addressed the Board. A motion was made by Mr. Hoover and seconded by Mr. Elias to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the Code of Virginia approve Mr. Kirwin's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Grimsley, Johnson, Hoover and Odems.

In the matter of **File Number 2016-01387, William Robert Felty**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. William Robert Felty, applicant, was present and addressed the Board. A motion was made by Mr. Hoover and seconded by Ms. Johnson to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the Code of Virginia approve Mr. Felty's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Grimsley, Johnson, Hoover and Odems.

**File Number 2016-01387, William Robert Felty**

In the matter of **File Number 2015-02996, Helen W. Park**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. A motion was made by Ms. Johnson and seconded by Mr. Odems to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the Code of Virginia approve Ms. Park's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Grimsley, Johnson, Hoover and Odems.

**File Number 2015-02996, Helen W. Park**

In the matter of **File Number 2016-01426, Michael Guzman**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. A motion

**File Number 2016-01426, Michael Guzman**

was made by Mr. Hoover and seconded by Ms. Johnson to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the Code of Virginia approve Mr. Guzman's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Grimsley, Johnson, Hoover and Odems.

In the matter of **File Number 2016-01550, Sean Buchanan Roberson**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. Sean Buchanan Roberson, applicant, was present and addressed the Board. A motion was made by Mr. Hoover and seconded by Ms. Grimsley to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the Code of Virginia approve Mr. Roberson's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Grimsley, Johnson, Hoover and Odems.

**File Number 2016-01550, Sean Buchanan Roberson**

In the matter of **File Number 2016-01552, Mark Anthony Hawkins**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. Mark Anthony Hawkins, applicant, was present and addressed the Board. A motion was made by Mr. Hoover and seconded by Ms. Johnson to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the Code of Virginia approve Mr. Hawkins' application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Grimsley, Johnson, Hoover and Odems.

**File Number 2016-01552, Mark Anthony Hawkins**

In the matter of **File Number 2016-01411, Dillard Laughlin, Jr.**, the Board reviewed the record which consisted of the application 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 Mr. Hoover and seconded by Ms.

**File Number 2016-01411, Dillard Laughlin, Jr.**

Grimsley to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and approve Mr. Laughlin's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Grimsley, Hoover and Odems.

As the presiding Board member, Ms. Johnson did not vote or participate in the discussion in this matter.

In the matter of **File Number 2014-03190, Lauren Elizabeth Eadie**, 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. Lauren Elizabeth Eadie, respondent, Lawrence E. Marshall, attorney for the respondent, Tipper Williams, witness, and Barry Harlow, witness, were present and addressed the Board. A motion was made by Mr. Hoover and seconded by Mr. Odems to accept two violations of 18 VAC 135-20-270.3 (Count 1) of the Board's 2003 Regulations. The motion passed by majority vote. Members voting "Yes" were Elias, Ferebee, Hoover and Odems. Member voting "No" was Grimsley. A motion was made by Mr. Hoover and seconded by Mr. Odems to accept a violation of 18 VAC 135-20-260.11 (Count 2) of the Board's 2003 Regulations. The motion passed by majority vote. Members voting "Yes" were Ferebee, Grimsley, Hoover and Odems. Member voting "No" was Elias. A motion was made by Mr. Hoover to reject the recommendation contained in the Summary of the Informal Fact-Finding Conference and instead impose license suspension for four months beginning September 1, 2016, keep the same monetary sanctions and probation with continuing education as recommended. The motion failed with no second. A motion was made by Mr. Elias and seconded by Ms. Grimsley to reject the recommendation contained in the Summary of Informal Fact-Finding Conference and instead remove the suspension of license but impose a monetary penalty of \$2,500.00 for each violation contained in Count 1, for a total of \$5,000.00. The Board also imposes the following sanctions: For violation of Count 1, Eadie's license shall be placed on probation and Eadie shall be required to complete eight classroom hours of Board-approved continuing education. The hours shall be distributed as follows: Ethics and Standards of Conduct (3 hours), Legal

**File Number 2014-03190, Lauren Elizabeth Eadie**



Updates (2 hours) and Real Estate Agency (3 hours). Such courses shall be completed in a classroom. Further, Eadie shall provide evidence acceptable to the Board that she successfully completed the courses within six months of the effective date of the order. The above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license. The motion passed by majority vote. Members voting "Yes" were Elias, Ferebee, Grimsley and Odems. Member voting "No" was Hoover.

A motion was made by Mr. Hoover and seconded by Mr. Odems to accept the recommendation of the Informal Fact-Finding Conference to impose a monetary penalty of \$2,500.00 for the violation contained in Count 2. The motion failed. Members voting "Yes" were Hoover and Odems. Members voting "No" were Elias, Ferebee and Grimsley. A motion was made by Ms. Grimsley and seconded by Mr. Elias to reject the recommendation of the Informal Fact-Finding Conference and instead impose no monetary sanctions. The motion failed. Members voting "Yes" were Elias and Grimsley. Members voting "No" were Ferebee, Hoover and Odems. A motion was made by Ms. Grimsley and seconded by Mr. Hoover to reject the recommendation of the Informal Fact-Finding Conference and instead impose a monetary penalty of \$500.00 for the violation contained in Count 2, for a total of \$500.00. The motion passed by majority vote. Members voting "Yes" were Ferebee, Grimsley, Hoover and Odems. Member voting "No" was Elias.

As the presiding Board member, Ms. Johnson did not vote or participate in the discussion in this matter.

Ms. Ferebee turned the position of Chair over to Mr. Hoover and recused herself from the meeting.

**Transfer of Chair**

In the matter of **File Number 2014-01407, Aaron L. Warren**, 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. Aaron L. Warren, respondent, submitted a letter addressed to the Board. A motion was made by Ms. Johnson and seconded by Mr. Odems to accept a violation of 18 VAC 135-20-260.5 (Count 1) of the Board's 2003 Regulations. The motion

**File Number 2014-01407, Aaron L. Warren**

passed unanimously. Members voting "Yes" were Elias, Grimsley, Hoover, Johnson and Odems. A motion was made by Ms. Johnson and seconded by Mr. Odems to impose no monetary sanction for the violation of Count 1 pursuant to §54.1-202 of the *Code of Virginia*. The motion passed unanimously. Members voting "Yes" were Elias, Grimsley, Hoover, Johnson and Odems.

As the presiding Board member, Ms. Ferebee did not vote or participate in the discussion in this matter.

In the matter of **File Number 2016-01282, Richard Perkins**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. Richard Perkins, applicant, was present and addressed the Board. A motion was made by Ms. Grimsley and seconded by Mr. Odems to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and approve Mr. Perkins' application for a real estate broker's license subject to an agreement for licensure with the restriction that Perkins will not seek a principal broker's license for a period of eighteen (18) months from the date of execution of the Agreement for Licensure. The motion passed unanimously. Members voting "Yes" were Elias, Grimsley, Hoover, Johnson and Odems.

**File Number 2016-01282, Richard Perkins**

As the presiding Board member, Ms. Ferebee did not vote or participate in the discussion in this matter.

In the matter of **File Number 2016-01563, Michael Snow**, the Board reviewed the record which consisted of the application 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. Johnson and seconded by Mr. Odems to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and approve Mr. Snow's application for a real estate broker's license. The motion passed unanimously. Members voting "Yes" were Elias, Grimsley, Hoover, Johnson and Odems.

**File Number 2016-01563, Michael Snow**

As the presiding Board member, Ms. Ferebee did not vote or participate in the discussion in this matter.

In the matter of **File Number 2015-02858, Susan R. Boslough**, the Board reviewed the Consent Order as seen and agreed to by Ms. Boslough. A motion was made by Ms. Grimsley and seconded by Mr. Odems to accept the proposed Consent Order offer wherein Ms. Boslough admits to a violation of 18 VAC 135-20-260.10 (Count 1) of the Board's 2003 Regulations and a violation of 18 VAC 135-20-180.C.5 (Count 2) of the Board's 2008 Regulations and agrees to a monetary penalty of \$250.00 for the violation contained in Count 1, \$350.00 for the violation contained in Count 2, as well as \$150.00 in Board costs, for a total of \$750.00. Also, for the violation of Count 1, Boslough agrees to probation of her license until Boslough provides verification of a Self-Audit in compliance with § 54.1-2106.2 of the Code of Virginia and provides a copy of a Policy and Procedure Manual for Henderson Realty Inc. within three (3) months of the effective date of the order. Failure to comply with these conditions will result in suspension of Boslough's license until such time as there is compliance. In addition, for violation of Count 1, Boslough agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management and at least six (6) classroom hours of Board-approved continuing education pertaining to Broker Management and Supervision and provides proof of attendance and successful completion within three (3) 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 continuing 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 Elias, Grimsley, Hoover, Johnson and Odems.

As the Board member who reviewed the file, Ms. Ferebee did not vote or participate in the discussion in this matter.

In the matter of **File Number 2016-01757, Jeanine Brienza**, the Board reviewed the record which consisted of the application 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. Grimsley and seconded by Mr. Odems to accept the recommendation contained in the

**File Number 2015-02858, Susan R. Boslough**

**File Number 2016-01757, Jeanine Brienza**

Summary of the Informal Fact-Finding Conference and approve Ms. Brienza's application for a real estate broker's license. The motion passed unanimously. Members voting "Yes" were Elias, Grimsley, Hoover, Johnson and Odems.

As the presiding Board member, Ms. Ferebee did not vote or participate in the discussion in this matter.

Ms. Ferebee returned and assumed the position of Chair.

In the matter of **File Number 2016-00507, John F. Gaffney t/a Jeff Gaffney**, the Board reviewed the Consent Order as seen and agreed to by Mr. Gaffney. A motion was made by Ms. Johnson and seconded by Mr. Hoover to accept the proposed Consent Order offer wherein Mr. Gaffney admits to a violation of 18 VAC 135-20-180.B.1.a (Count 1) of the Board's 2008 Regulations and agrees to a monetary penalty of \$500.00, as well as \$150.00 in Board costs, for a total of \$650.00. In addition, for violation of Count 1, Gaffney agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management 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 continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of a license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Grimsley, Hoover and Johnson.

As the Board member who reviewed the file, Mr. Odems did not vote or participate in the discussion in this matter.

In the matter of **File Number 2016-00328, Kathy Marlene Deal, t/a Kathy Deal**, the Board reviewed the Consent Order as seen and agreed to by Ms. Deal. A motion was made by Mr. Hoover and seconded by Ms. Johnson to accept the proposed Consent Order offer wherein Ms. Deal admits to a violation of 18 VAC 135-20-180.B.1.a (Count 1) of the Board's 2008 Regulations and agrees to a monetary penalty of \$250.00, as well as \$150.00 in Board costs, for a total of \$400.00. In addition, for violation of Count 1, Deal agrees to complete at least two (2) classroom hours of Board-approved continuing education pertaining to Broker Management and

**Transfer of Chair**

**File Number 2016-00507, John F. Gaffney t/a Jeff Gaffney**

**File Number 2016-00328, Kathy Marlene Deal, t/a Kathy Deal**

Supervision 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 continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of a license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Grimsley, Hoover and Johnson.

As the Board member who reviewed the file, Mr. Odems did not vote or participate in the discussion in this matter.

In the matter of **File Number 2014-03029, Romi Satoh**, 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. Romi Satoh, respondent, and Michael P. Lafayette, attorney for the respondent, were present and addressed the Board. A motion was made by Ms. Johnson and seconded by Mr. Hoover to accept a violation of 18 VAC 135-20-260.11 (Count 1) of the Board's 2003 Regulations, three violations of 18 VAC 135-20-270.3 (Count 2) of the Board's 2003 Regulations, and a violation of 18 VAC 135-20-260.10 (Count 3) of the Board's 2003 Regulations. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Grimsley, Hoover and Johnson. A motion was made by Ms. Johnson and seconded by Mr. Hoover to accept the sanctions contained in the recommendation of the Informal Fact-Finding Conference. The motion failed. Members voting "Yes" were Johnson and Hoover. Members voting "No" were Elias and Grimsley. Ferebee abstained from voting in the matter. A motion was made by Ms. Grimsley and seconded by Mr. Elias to reject the recommendation of the Informal Conferenced and instead for the violation of Counts 1-3, imposition of \$1,000.00 for the violation contained in Count 1, \$550.00 for each violation contained in Count 2, \$1,500.00 for the violation contained in Count 3, for a total of \$4,150.00. In addition, the Board would revoke Satoh's broker license and simultaneously issue a salesperson's license. The salesperson's license would be suspended for a period of three (3) months. In addition, Satoh would be placed on probation and required to take thirty-one (31) classroom hours of Board-approved continuing education. Such course(s) would be completed in the classroom. The

**File Number 2014-03029, Romi Satoh**

motion failed. Members voting "Yes" were Elias and Grimsley. Members voting "No" were Johnson and Ferebee. Hoover abstained from voting in the matter.

A motion was made by Mr. Hoover and seconded by Mr. Elias to reject the recommendation contained in the Summary of the Informal Fact-Finding Conference and instead the Board imposes a monetary penalty of \$1,000.00 for the violation contained in Count 1, \$550.00 for each violation contained in Count 2, \$1,500.00 for the violation contained in Count 3, for a total of \$4,150.00. Further, the Board imposes the following sanctions: For violations of Counts 1, 2, and 3, revocation of Satoh's broker license, and issue a salesperson's license to Satoh. Satoh's salesperson's license is suspended for six (6) months. In addition, for violations of Counts 1, 2, and 3, Satoh shall be placed on probation and required to take thirty-one (31) classroom hours of Board-approved continuing education. Such course(s) would be completed in the classroom. Further, Satoh shall provide evidence acceptable to the Board that Satoh has successfully completed the course(s) within ninety (90) days of the effective date of the order. The above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of the license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Grimsley, Hoover and Johnson.

As the presiding Board member, Mr. Odems did not vote or participate in the discussion in this matter.

In the matter of **File Number 2015-00342, Gerald C. Bland**, the Board reviewed the Consent Order as seen and agreed to by Mr. Bland. A motion was made by Mr. Elias and seconded by Mr. Hoover to accept the proposed Consent Order offer wherein Mr. Bland admits to a violation of 18 VAC 135-20-260.10 (Count 1) of the Board's 2008 Regulations and a violation of 18 VAC 135-20-180.A.2 (Count 2) of the Board's 2008 Regulations, and agrees to a monetary penalty of \$2,000.00 for the violation of Count 1, \$1,500.00 for the violation of Count 2, as well as \$150.00 in Board costs, for a total of \$3,650.00. In addition, for violation of Counts 1 and 2, Bland agrees to a two (2) year probation of his license as of the effective date of the order. During the two (2) year probation, Bland agrees to comply with the regulations of the Real Estate Board; and to provide to the Board, on a quarterly

**File Number 2015-00342, Gerald C. Bland**

basis and in a form acceptable to the Board, a written statement from Bland and his principal broker, if applicable, that he is in compliance with the regulations of the Real Estate Board. If Bland violates any terms of this probation, his license may be revoked, pending review by the Board. Further, for violation of Count 1, Bland agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Ethics and Standards of Conduct and for violation of Count 2, Bland agrees to complete at least two (2) classroom hours of Board-approved continuing education pertaining to Escrow Management and provide proof of attendance and successful completion within ninety (90) days of the effective date of this Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing 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 Elias, Ferebee, Hoover, Johnson and Odems.

As the Board member who reviewed the file, Ms. Grimsley did not vote or participate in the discussion in this matter.

In the matter of **File Number 2016-01391, William Congleton**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. William Congleton, applicant, was present and addressed the Board. A motion was made by Mr. Hoover and seconded by Ms. Johnson to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the Code of Virginia approve Mr. Congleton's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Grimsley, Johnson, Hoover and Odems.

**File Number 2016-01391, William Congleton**

In the matter of **File Number 2015-02534, George Everett Smith t/a Smitty Smith**, the Board reviewed the Consent Order as seen and agreed to by Mr. Smith. A motion was made by Ms. Grimsley and seconded by Ms. Johnson to accept a violation of 18 VAC 135-20-260.10 (Count 1) of the Board's 2003 Regulations, a violation of 18 VAC 135-20-300.6 (Count

**File Number 2015-02534, George Everett Smith t/a Smitty Smith**

2) of the Board's 2008 Regulations and a violation of 18 VAC 135-20-310.2 (Count 3) of the Board's 1999 Regulations and agrees to a monetary penalty of \$1,500.00 for the violation contained in Count 1, \$500.00 for the violation contained in Count 2, \$650.00 for the violation contained in Count 3, as well as \$150.00 in Board costs, for a total of \$2,800.00. In addition, for violation of Count 1, Smith agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management 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 continuing 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 Elias, Ferebee, Grimsley, Johnson and Odems.

As the Board member who reviewed the file, Mr. Hoover did not vote or participate in the discussion in this matter.

In the matter of File Number 2015-01358, Lisa Dianne McNeal, t/a Lisa McNeal, the Board reviewed the Consent Order as seen and agreed to by Ms. McNeal. A motion was made by Mr. Hoover and seconded by Ms. Johnson to accept a violation of 18 VAC 135-20-180.B.1.a (Count 1) of the Board's 2008 Regulations, a violation of 18 VAC 135-20-310.2 (Count 2) of the Board's 1999 Regulations and a violation of 18 VAC 135-20-260.10 (Count 3) of the Board's 2003 Regulations and agrees to a monetary penalty of \$250.00 for the violation contained in Count 1, \$650.00 for the violation contained in Count 2, \$750.00 for the violation contained in Count 3, as well as \$150.00 in Board costs, for a total of \$1,800.00. In addition, for violation of Count 1, McNeal agrees to complete at least six (6) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts and provide proof of attendance and successful completion within ninety (90) days 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 continuing 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 Elias, Ferebee,

**File Number 2015-01358, Lisa Dianne McNeal, t/a Lisa McNeal**



Grimsley, Hoover, Johnson and Odems.

In the matter of **File Number 2015-01499, Chris M. Cunningham**, the Board reviewed the Consent Order as seen and agreed to by Mr. Cunningham. A motion was made by Ms. Grimsley and seconded by Mr. Hoover to accept the proposed Consent Order offer wherein Mr. Cunningham admits to a violation of 18 VAC 135-20-260.5 (Count 1) of the Board's 2003 Regulations, and a violation of 18 VAC 135-20-260.6 (Count 2) of the Board's 2003 Regulations. In addition, for violation of Counts 1 and 2, Cunningham agrees to revocation of his license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Grimsley, Hoover, Johnson and Odems.

**File Number 2015-01499, Chris M. Cunningham**

In the matter of **File Number 2015-01703, Robert Walter Scott, Jr.**, the Board reviewed the Consent Order as seen and agreed to by Mr. Scott. A motion was made by Mr. Hoover and seconded by Ms. Grimsley to accept the proposed Consent Order offer wherein Mr. Scott admits to a violation of 18 VAC 135-20-220.A.2 (Count 1) of the Board's 2008 Regulations, a violation of §54.1-2131.A.4 (Count 2) of the *Code of Virginia*, and a violation of 18 VAC 135-20-180.B.1.a (Count 3) of the Board's 2008 Regulations, and agrees to a monetary penalty of \$100.00 for the violation of Count 1, \$200.00 for the violation of Count 2, \$200.00 for the violation of Count 3, as well as \$150.00 in Board costs, for a total of \$650.00. In addition, for violation of Counts 1, 2 and 3, Scott agrees to complete at least two (2) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts; agrees to complete at least two (2) classroom hours of Board-approved continuing education pertaining to Real Estate Agency; and agrees to complete at least two (2) classroom hours of Board-approved continuing education pertaining to Escrow Management. Scott agrees to provide proof of attendance and successful completion within six (6) months of the effective date of the order. These courses must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing 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 Elias, Ferebee, Grimsley, Hoover, Johnson and Odems.

**File Number 2015-01703, Robert Walter Scott, Jr.**

In the matter of **File Number 2015-01759, Shirley J. Sulenski-**

**File Number 2015-**

**Hughes**, the Board reviewed the Consent Order as seen and agreed to by Ms. Sulenski-Hughes. A motion was made by Ms. Grimsley and seconded by Mr. Hoover to accept the proposed Consent Order offer wherein Ms. Sulenski-Hughes admits to a violation of 18 VAC 135-20-180.B.1.a (Count 1) of the Board's 2008 Regulations, and a violation of 18 VAC 135-20-310.2 (Count 2) of the Board's 1999 Regulations, and agrees to a monetary penalty of \$250.00 for the violation of Count 1, \$650.00 for the violation of Count 2, as well as \$150.00 in Board costs, for a total of \$1,050.00. In addition, for violation of Count 1, Sulenski-Hughes agrees to complete at least four (4) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts 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 continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. Further, the Board shall waive \$350.00 of the monetary penalty for Count 2, provided Sulenski-Hughes completes the minimum of four (4) classroom hours of continuing education as required in Count 1. If Sulenski-Hughes fails to complete the continuing education requirement, then the full monetary penalty will be automatically imposed. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Grimsley, Hoover, Johnson and Odems.

**01759, Shirley J. Sulenski-Hughes**

In the matter of **File Number 2015-01832, Dawn Casey Jordan**, the Board reviewed the Consent Order as seen and agreed to by Ms. Jordan. A motion was made by Ms. Johnson and seconded by Mr. Hoover to accept a violation of 18 VAC 135-20-180.B.1.a (Count 1) of the Board's 2008 Regulations, and agrees to a monetary penalty of \$250.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$400.00. In addition, for violation of Count 1, Jordan agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management 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 continuing education hours will not count towards any continuing education requirements, if applicable, for

**File Number 2015-01832, Dawn Casey Jordan**

renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Grimsley, Hoover, Johnson and Odems.

In the matter of **File Number 2015-02324, Dawn Lee**, the Board reviewed the Consent Order as seen and agreed to by Ms. Lee. A motion was made by Ms. Johnson and seconded by Mr. Hoover to accept a violation of 18 VAC 135-20-310.2 (Count 1) of the Board's 1999 Regulations, and agrees to a monetary penalty of \$650.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$800.00. In addition, for violation of Count 1, Lee agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management 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 continuing 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 Elias, Ferebee, Grimsley, Hoover, Johnson and Odems.

**File Number 2015-02324, Dawn Lee**

In the matter of **File Number 2015-02354, Jeffrey Wallace Ward t/a Jeff Ward**, the Board reviewed the Consent Order as seen and agreed to by Mr. Ward. A motion was made by Ms. Grimsley and seconded by Mr. Hoover to accept the proposed Consent Order offer wherein Mr. Ward admits to a violation of §54.1-2137.B (Count 1) of the *Code of Virginia*, and a violation of §54.1-2132.A.4 (Count 2) of the *Code of Virginia*, and agrees to a monetary penalty of \$250.00 for the violation of Count 1, \$450.00 for the violation of Count 2, as well as \$150.00 in Board costs, for a total of \$850.00. In addition, for violation of Count 1, Ward agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts 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. Further, for the violation of Count 2, Ward agrees to complete at least three (3) classroom hours of Board-approved continuing 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 the order. The course(s) must be completed in the classroom. It is

**File Number 2015-02354, Jeffrey Wallace Ward t/a Jeff Ward**

acknowledged that satisfactory completion of the above-referenced continuing 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 Elias, Ferebee, Grimsley, Hoover, Johnson and Odems.

In the matter of **File Number 2015-02793, Vickayla S. Pope t/a Kayla Pope**, the Board reviewed the Consent Order as seen and agreed to by Ms. Pope. A motion was made by Ms. Johnson and seconded by Mr. Hoover to accept a violation of 18 VAC 135-20-180.B.1.a (Count 1) of the Board's 2008 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, for violation of Count 1, Pope agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management 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 continuing 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 Elias, Ferebee, Grimsley, Hoover, Johnson and Odems.

**File Number 2015-02793, Vickayla S. Pope t/a Kayla Pope**

In the matter of **File Number 2016-00185, Paul Carlton Simpson t/a Paul Simpson**, the Board reviewed the Consent Order as seen and agreed to by Mr. Simpson. A motion was made by Mr. Hoover and seconded by Ms. Grimsley to accept a violation of §54.1-2132.A.4 (Count 1) of the *Code of Virginia*, and agrees to a monetary penalty of \$200.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$350.00. In addition, for violation of Count 1, Simpson agrees to complete at least two (2) classroom hours of Board-approved continuing education pertaining to Escrow Management 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 continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously.

**File Number 2016-00185, Paul Carlton Simpson t/a Paul Simpson**

Members voting "Yes" were Elias, Ferebee, Grimsley, Hoover, Johnson and Odems.

In the matter of **File Number 2016-00109, Duane William Sweeney**, the Board reviewed the Consent Order as seen and agreed to by Mr. Sweeney. A motion was made by Ms. Grimsley and seconded by Mr. Hoover to accept a violation of 18 VAC 135-20-180.B.1.a (Count 1) of the Board's 2008 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, for violation of Count 1, Sweeney agrees to the voluntary surrender of his license and the Board shall waive imposition of the \$500.00 monetary penalty. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Grimsley, Hoover, Johnson and Odems.

**File Number 2016-00109, Duane William Sweeney**

In the matter of **File Number 2016-00059, Carl Panebianco**, the Board reviewed the Consent Order as seen and agreed to by Mr. Panebianco. A motion was made by Ms. Johnson and seconded by Ms. Grimsley to accept a violation of 18 VAC 135-20-240 (Count 1) of the Board's 2003 Regulations, and agrees to \$150.00 in Board costs, for a total of \$150.00. In addition, for violation of Count 1, Panebianco agrees to the revocation of his license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Grimsley, Hoover, Johnson and Odems.

**File Number 2016-00059, Carl Panebianco**

In the matter of **File Number 2015-03171, Christine Lea Blackwell t/a Chrissy Blackwell**, the Board reviewed the Consent Order as seen and agreed to by Ms. Blackwell. A motion was made by Mr. Hoover and seconded by Ms. Grimsley to accept the proposed Consent Order offer wherein Ms. Blackwell admits to a violation of §54.1-2132.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 1999 Regulations and agrees to a monetary penalty of \$250.00 for the violation of Count 1, \$250.00 for the violation of Count 2, as well as \$150.00 in Board costs, for a total of \$650.00. In addition, for violation of Count 1, Blackwell agrees to complete at least two (2) classroom hours of Board-approved continuing education pertaining to Escrow Management 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. Further, for the violation of Count

**File Number 2015-03171, Christine Lea Blackwell t/a Chrissy Blackwell**

2, Blackwell agrees to complete at least two (2) classroom hours of Board-approved continuing education pertaining to Broker Management and Supervision 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 continuing 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 Elias, Ferebee, Grimsley, Hoover, Johnson and Odems.

In the matter of **File Number 2015-03156, Robert P. Davis**, the Board reviewed the Consent Order as seen and agreed to by Mr. Davis. A motion was made by Ms. Grimsley and seconded by Mr. Hoover to accept a violation of 18 VAC 135-20-310.2 (Count 1) of the Board's 1999 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, for violation of Count 1, Davis agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts 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 continuing 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 Elias, Ferebee, Grimsley, Hoover, Johnson and Odems.

**File Number 2015-03156, Robert P. Davis**

In the matter of **File Number 2015-03154, Adelaida I. Soriano**, the Board reviewed the Consent Order as seen and agreed to by Ms. Soriano. A motion was made by Ms. Grimsley and seconded by Mr. Odems to accept a violation of 18 VAC 135-20-180.B.1.a (Count 1) of the Board's 2008 Regulations, and a violation of 18 VAC 135-20-300.7 (Count 2) of the Board's 2008 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, for violation of Count 1, Soriano agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management and for violation

**File Number 2015-03154, Adelaida I. Soriano**

of Count 2, Soriano agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts 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 continuing 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 Elias, Ferebee, Grimsley, Hoover, Johnson and Odems.

In the matter of **File Number 2015-02859, Jaber Abdelkader Abdel Samad**, the Board reviewed the Consent Order as seen and agreed to by Mr. Abdel Samad. A motion was made by Ms. Grimsley and seconded by Mr. Hoover to accept a violation of 18 VAC 135-20-180.B.1.a (Count 1) of the Board's 2008 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, for violation of Count 1, Abdel Samad agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management 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 continuing 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 Elias, Ferebee, Grimsley, Hoover, Johnson and Odems.

**File Number 2015-02859, Jaber Abdelkader Abdel Samad**

The Board considered the request of Gary A. Keppel and Linda K. Wood, court appointed co-executors (personal representatives) of L. Paul Keppel, III a/k/a Lloyd Paul Keppel, III, to appoint them to carry on the business of the deceased broker for 180 days in order to close out the real estate business of Pro Realty Group, Inc. in accordance with § 54.1-2109 of the Code of Virginia. A motion was made by Mr. Hoover and seconded by Ms. Grimsley to allow Gary A. Keppel and Linda K. Wood, to close out the real estate business of Pro Realty Group, Inc. in accordance with § 54.1-2109 of the Code of Virginia. The motion passed

**Administrative Issues**

unanimously. Members voting "Yes" were Elias, Ferebee, Grimsley, Hoover, Johnson and Odems.

The Board reviewed the report from the March 16, 2016, Real Estate Board Education Committee meeting. A motion was made by Mr. Hoover and seconded by Ms. Grimsley to approve the Education Committee meeting minutes. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Grimsley, Hoover, Johnson and Odems.

Ms. Martine updated the Board on the status of the examination contract with PSI. A motion was made by Mr. Hoover and seconded by Ms. Grimsley to allow a one year extension of the PSI examination contract. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Grimsley, Hoover, Johnson and Odems.

There being no further business, the Board adjourned at 11:21 A.M.



Joe Funkhouser, Chair



Jay W. DeBeer, Secretary

**Education**

**Old Business**

**Adjourn**



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

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

1. Name: Lynn G. Grimsley  
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board  
(Name of Board)
4. Meeting/IFF Date: March 17, 2016  
(Date)

5. I have a personal interest in the following transaction:

\_\_\_\_\_  
(Agenda Item)

Nature of Personal Interest Affected by Transaction: \_\_\_\_\_

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

\_\_\_\_\_

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

or

I did not participate in the transaction.

6.  I do not have a personal interest in any transactions taken at this meeting.

Lynn Grimsley  
Signature

3/17/16  
Date

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

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

1. Name: Sharon Johnson  
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board  
(Name of Board)
4. Meeting/IFF Date: March 17, 2016  
(Date)

5. I have a personal interest in the following transaction:

\_\_\_\_\_  
(Agenda Item)

Nature of Personal Interest Affected by Transaction: \_\_\_\_\_

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

- I am able to participate in this transaction fairly, objectively, and in the public interest.  
or  
 I did not participate in the transaction.

6.  I do not have a personal interest in any transactions taken at this meeting.

Sharon A. Johnson  
Signature

3/17/16  
Date

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

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

1. Name: Antonio Elias  
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board  
(Name of Board)
4. Meeting/IFF Date: March 17, 2016  
(Date)

5. I have a personal interest in the following transaction:

\_\_\_\_\_  
(Agenda Item)

Nature of Personal Interest Affected by Transaction: \_\_\_\_\_

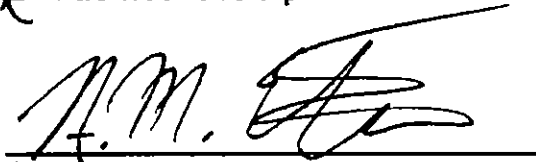
\_\_\_\_\_  
I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

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

or

I did not participate in the transaction.

6.  I do not have a personal interest in any transactions taken at this meeting.

  
Signature

17 Mar. 2016  
Date

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

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

1. Name: Sandra Ferebee  
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board  
(Name of Board)
4. Meeting/IFF Date: March 17, 2016  
(Date)

5. I have a personal interest in the following transaction:

\_\_\_\_\_  
(Agenda Item)

Nature of Personal Interest Affected by Transaction: \_\_\_\_\_

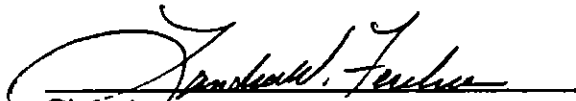
\_\_\_\_\_  
I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

\_\_\_\_\_  
 I am able to participate in this transaction fairly, objectively, and in the public interest.

or

I did not participate in the transaction.

6.  I do not have a personal interest in any transactions taken at this meeting.

  
Signature

3-17-16  
Date

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

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

1. Name: Steve Hoover  
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board  
(Name of Board)
4. Meeting/IFF Date: March 17, 2016  
(Date)

5. I have a personal interest in the following transaction:

\_\_\_\_\_  
(Agenda Item)

Nature of Personal Interest Affected by Transaction: \_\_\_\_\_

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

\_\_\_\_\_

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

or

I did not participate in the transaction.

6.  I do not have a personal interest in any transactions taken at this meeting.

  
Signature

3/17/16  
Date

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

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

1. Name: Lee Odems  
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board  
(Name of Board)
4. Meeting/IFF Date: March 17, 2016  
(Date)

5. I have a personal interest in the following transaction:

\_\_\_\_\_  
(Agenda Item)

Nature of Personal Interest Affected by Transaction: \_\_\_\_\_

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

\_\_\_\_\_

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

or

I did not participate in the transaction.

6.  I do not have a personal interest in any transactions taken at this meeting.

Lee Odems  
Signature

MARCH 17, 2016  
Date