

REAL ESTATE BOARD
MINUTES OF MEETING

April 4, 2019

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

Lee Odems, Vice-Chair
Libby Gatewood
Lynn Grimsley
Sharon Johnson
Margaret Davis
Mayra Pineda
Candice Bower

Board member absent from the meeting: Ibrahim Moiz
Steve Hoover, Chair

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

Mary Broz-Vaughan, Acting Director
Christine Martine, Executive Director
Liz Hayes, Fair Housing Administrator
Deanda Shelton, Assistant Fair Housing Administrator
Jeffrey Williams, Board Administrator
Emily Trent, Administrative Assistant
Trudy Miller, Fair Housing Investigator
Angela Keefe-Thomas, Fair Housing Investigator
Karen Taylor, Fair Housing Investigator
Loraine Schroeder, Fair Housing Investigator

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

Mr. Odems called the meeting to Order at 10:07 A.M.

Call to Order

A motion was made by Ms. Bower and seconded by Ms. Davis to approve the agenda. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson, Odems and Pineda.

Agenda

A motion was made by Ms. Johnson and seconded by Ms. Bower to adopt the January 24, 2019, Fair Housing Sub-Committee Meeting; January 24, 2019, Real Estate Board Regulatory Review Committee, and January 24, 2019, Real Estate Board Meeting minutes. The motion passed unanimously. Members voting “Yes” were Bower, Davis, Gatewood, Grimsley, Johnson, Odems and Pineda.

There was no public comment.

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

In the matter of **Nicole Long and Reginald Long v. City Walk One LLC, Drucker & Falk LLC, and Caroline Hamilton, REB File Number 2019-00534**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis. A motion was made by Ms. Grimsley and seconded by Ms. Johnson to find no reasonable cause the respondents discriminated against the complainants by imposing discriminatory terms and conditions or by refusing to rent based upon race. The motion passed unanimously. Members voting “Yes” were Bower, Davis, Gatewood, Grimsley, Johnson, Odems and Pineda.

In the matter of **Phillip Woodson and Ellen Woodson v. Melbourne Park Condominium Unit Owners Association, Inc. and Cathcart Management LLC, REB File Number 2019-00758**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis. Tom Mugavero, attorney for the respondents, was present and addressed the Board. A motion was made by Ms. Grimsley and seconded by Ms. Johnson to find no reasonable cause the respondents discriminated against the complainants by imposing discriminatory terms and conditions based upon familial status. The motion passed unanimously. Members voting “Yes” were Bower, Davis, Gatewood, Grimsley, Johnson, Odems and Pineda.

In the matter of **Michelle Krasniak v. Aimco Maple Bay, LLC, OP Property Management, LLC, and Stephanie Matienzo, REB File Number 2018-02133**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis. A motion was made by Ms. Grimsley and

Minutes

Public Comment

Fair Housing Administrator’s Report

Nicole Long and
Reginald Long v.
City Walk One LLC,
Drucker & Falk
LLC, and Caroline
Hamilton, REB File
Number 2019-00534

Phillip Woodson and
Ellen Woodson v.
Melbourne Park
Condominium Unit
Owners Association,
Inc. and Cathcart
Management LLC,
REB File Number
2019-00758

Michelle Krasniak v.
Aimco Maple Bay,
LLC, OP Property
Management, LLC,
and Stephanie

seconded by Ms. Davis to find no reasonable cause Stephanie Matienzo, respondent, discriminated against the complainant in her individual capacity by refusing to make a reasonable accommodation based upon disability. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson, Odems and Pineda. A motion was made by Ms. Grimsley and seconded by Ms. Davis to find reasonable cause Aimco Maple Bay, LLC and OP Property Management, LLC, respondents, discriminated against the complainant by refusing to make a reasonable accommodation based upon disability. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson, Odems and Pineda. A motion was made by Ms. Grimsley and seconded by Ms. Davis to find no reasonable cause Aimco Maple Bay, LLC, OP Property Management, LLC, and Stephanie Matienzo, respondents, discriminated against the complainant in terms and conditions or privileges of a rental based upon disability. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson, Odems and Pineda.

**Matienzo, REB File
Number 2018-02133**

In the matter of **Sherry Lawrence-Hatfield and Melissa Hatfield v. Tidewater Fair Apartments LP, Lawson Realty Corporation, Devona Gunn, and Natasha Arrington, REB File Number 2019-00152**, the Board reviewed the terms of the conciliation agreement. Barrie Bowers, attorney for the respondents, was present and addressed the Board. A motion was made by Ms. Grimsley and seconded by Ms. Johnson to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson, Odems and Pineda. A motion was made by Ms. Grimsley and seconded by Ms. Johnson to deny the respondents request that the Board determine that disclosure of the conciliation agreement is not required to further the purposes of the Virginia Fair Housing Law. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson, Odems and Pineda.

**Sherry Lawrence-
Hatfield and Melissa
Hatfield v. Tidewater
Fair Apartments LP,
Lawson Realty
Corporation, Devona
Gunn, and Natasha
Arrington, REB File
Number 2019-00152**

In the matter of **Susana P. Raya v. S. L. Nusbaum Realty Co. and Rosslyn Ridge Apartments Limited Partnership, REB File Number 2019-00649**, a motion was made by Ms. Grimsley and seconded by Ms. Johnson to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were

**Susana P. Raya v. S.
L. Nusbaum Realty
Co. and Rosslyn
Ridge Apartments
Limited Partnership,
REB File Number**

Bower, Davis, Gatewood, Grimsley, Johnson, Odems and Pineda.

2019-00649

In the matter of **Kim Tonelli v. S. L. Nusbaum Realty Co., and Dove Landing LLC, REB File Number 2019-01557**, a motion was made by Ms. Grimsley and seconded by Ms. Johnson to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson, Odems and Pineda.

Kim Tonelli v. S. L.
Nusbaum Realty Co.,
and Dove Landing
LLC, REB File
Number 2019-01557

In the matter of **File Number 2019-01242, David Russell Kipper**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Amended Summary of the Informal Fact-Finding Conference of the presiding officer. A motion was made by Ms. Johnson and seconded by Ms. Bower to amend 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* approve Mr. Kipper's application for a real estate broker's license, subject to an agreement for licensure for a period of two years wherein Mr. Kipper and his principal broker will provide quarterly reports to the Board and Mr. Kipper will not act as a principal broker while subject to the agreement for licensure. The motion failed. Members voting "Yes" were Johnson. Members voting "No" were Bower, Davis, Gatewood, Grimsley, Odems and Pineda.

File Number 2019-
01242, David Russell
Kipper

A motion was made by Ms. Grimsley and seconded by Ms. Davis to reject the recommendation contained in the Summary of the Informal Fact-Finding and instead deny Mr. Kipper's application for a broker's license based upon the record. After review of the facts, the information obtained at the IFF, and in consideration of the criteria contained in §54.1-204.B of the *Code of Virginia*, the Board denies the application based upon the extent to which the occupation or profession might offer Kipper the opportunity to engage in further criminal activity of the same type as that in which he had been involved, and the relationship of his crime to the ability, capacity or fitness required to perform the duties and discharge the responsibilities of the occupation or profession. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson, Odems and Pineda.

In the matter of **File Number 2019-01448, Shannon M. Murphy**, 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. Shannon M. Murphy, applicant, was present and addressed the Board. A motion was made by Ms. Davis and seconded by Ms. Bower to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and approve Ms. Murphy's application for a real estate salesperson's license, subject to an agreement for licensure for a period of two years wherein Ms. Murphy and her broker will provide quarterly reports to the Board. The motion passed by majority vote. Members voting "Yes" were Bower, Davis, Gatewood, Pineda and Odems. Members voting "No" were Grimsley and Johnson.

File Number 2019-01448, Shannon M. Murphy

In the matter of **File Number 2019-01620, Yared Mirza**, 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. Yared Mirza, applicant, Lawrence Marshall, II, attorney for the applicant, and Melinda Jakab, witness, were present and addressed the Board. A motion was made by Ms. Grimsley and seconded by Ms. Johnson to reject 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 instead approve Mr. Mirza's application for a real estate salesperson's license subject to an agreement for licensure for a period of two years wherein Mr. Mirza and his broker will provide quarterly reports to the Board. The motion passed by majority vote. Members voting "Yes" were Bower, Gatewood, Grimsley, Johnson, Odems and Pineda. Member voting "No" was Davis.

File Number 2019-01620, Yared Mirza

In the matter of **File Number 2019-01357, Milton Hilliard**, 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. Milton Hilliard, applicant, was present and addressed the Board. A motion was made by Ms. Davis and seconded by Ms. Bower to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after

File Number 2019-01357, Milton Hilliard

consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* to deny Mr. Hilliard's application for a real estate salesperson's license. A substitute motion was made by Ms. Johnson and seconded by Ms. Bower to approve Mr. Hilliard's application for a real estate salesperson's license subject to an agreement for licensure for a period of two years wherein Mr. Hilliard and his broker will provide quarterly reports to the Board. The motion passed by majority vote. Members voting "Yes" were Bower, Gatewood, Grimsley, Johnson and Odems. Members voting "No" were Davis and Pineda.

In the matter of **File Number 2019-01449, Amy Jo Rodgers**, 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 Ms. Gatewood 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* approve Ms. Rodgers's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson, Odems and Pineda.

File Number 2019-01449, Amy Jo Rodgers

In the matter of **File Number 2019-00973, Earl Eugene Bacon**, 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. Grimsley and seconded by Ms. Gatewood 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* approve Mr. Bacon's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson, Odems and Pineda.

File Number 2019-00973, Earl Eugene Bacon

In the matter of **File Number 2019-01572, Everett James Sparrow**, 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. Everett

File Number 2019-01572, Everett James Sparrow

James Sparrow, applicant, was present and addressed the Board. A motion was made by Ms. Davis and seconded by Ms. Bower 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* approve Mr. Sparrow's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson, Odems and Pineda.

In the matter of **File Number 2019-01873, Laura Danielle Hess**, 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. Laura Danielle Hess, applicant, was present and addressed the Board. A motion was made by Ms. Grimsley 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* approve Ms. Hess' application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson, Odems and Pineda.

File Number 2019-01873, Laura Danielle Hess

In the matter of **File Number 2019-01928, Hugh Junior Kinsey**, 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 Ms. Gatewood to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to deny Mr. Kinsey's application for a real estate broker's license as he did not provide sufficient evidence that he has equivalent experience to that which is required therefore he has not been actively engaged as a real estate salesperson and/or broker for 36 of the 48 months preceding his application. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Pineda and Odems.

File Number 2019-01928, Hugh Junior Kinsey

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

In the matter of **File Number 2019-01927, Dion Antrone**

File Number 2019-

Rainey, 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. Gatewood and seconded by Ms. Bower to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and deny Mr. Rainey's application for a real estate salesperson's license in consideration of Mr. Rainey's past disciplinary action. The Board denies the license to protect the health, safety and welfare of the public by ensuring that licensees understand the duties and responsibilities of licensure. Based on the record the Board is unconvinced that Rainey understands the duties of a licensee and licensing Rainey would not be in the interest of the public at this time. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Pineda and Odems.

01927, Dion Antrone Rainey

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

In the matter of **File Number 2019-00650, Michael Thomas Bruck**, the Board reviewed the Consent Order as seen and agreed to by Mr. Bruck. A motion was made by Ms. Grimsley and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Mr. Bruck admits to a violation of 18 VAC 135-20-260.6 (Count 1) of the Board's 2015 Regulations, and agrees to \$150.00 in Board costs, for a total of \$150.00. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Odems and Pineda. Ms. Johnson did not vote in this matter.

File Number 2019-00650, Michael Thomas Bruck

In the matter of **File Number 2019-00233, Philip Edwood Robinson**, the Board reviewed the Consent Order as seen and agreed to by Mr. Robinson. A motion was made by Ms. Davis and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Mr. Robinson admits to a violation of 18 VAC 135-20-260.6 (Count 1) of the Board's 2015 Regulations, and agrees to \$150.00 in Board costs, for a total of \$150.00. Further, for violation of Count 1, Robinson agrees to a two (2) year probation of his license as of the effective date of the Order. During the two (2) year probation, Robinson agrees to comply with the regulations of the Real Estate Board; and to provide to the Board, on a quarterly basis and in a form acceptable to the Board, a written statement from

File Number 2019-00233, Philip Edwood Robinson

Robinson and his principal broker that Robinson is in compliance with the regulations of the Real Estate Board. If Robinson violates any terms of the probation, his license may be revoked, pending review by the Board. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson, Odems and Pineda.

In the matter of **File Number 2018-02625, Ruchi Kapani**, the Board reviewed the Consent Order as seen and agreed to by Ms. Kapani. Ruchi Kapani, respondent, was present and addressed the Board to request an Informal Fact-Finding Conference. The case was remanded to an Informal Fact-Finding Conference. No action was taken by the Board.

File Number 2018-02625, Ruchi Kapani

In the matter of **File Number 2019-01827, Thai Vuong**, 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 Ms. Davis to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to deny Mr. Vuong's application for a real estate broker's license as he did not provide sufficient evidence that he has equivalent experience to that which is required therefore he has not been actively engaged as a real estate salesperson and/or broker for 36 of the 48 months preceding his application. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Grimsley, Johnson and Odems. Ms. Pineda did not vote in this matter.

File Number 2019-01827, Thai Vuong

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

In the matter of **File Number 2019-01830, Sreenivasa Gonuguntla**, 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. Sreenivasa Gonuguntla, applicant, was present and addressed the Board. A motion was made by Ms. Johnson and seconded by Ms. Davis to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and approve Mr. Gonuguntla's application for a real estate broker's license. The motion passed unanimously. Members voting "Yes" were Bower, Davis,

File Number 2019-01830, Sreenivasa Gonuguntla

Grimsley, Johnson, Odems and Pineda.

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

In the matter of **File Number 2018-02517, Estella Marie Stanley**, the Board reviewed the Consent Order as seen and agreed to by Ms. Stanley. A motion was made by Ms. Grimsley and seconded by Ms. Johnson to accept the proposed Consent Order offer wherein Ms. Stanley admits to a violation of §54.1-2135.E (Count 1) of the *Code of Virginia*, and 18 VAC 135-20-270.3 (Count 2) of the Board's 2015 Regulations, and agrees to \$500.00 for the violation contained in Count 1, \$1,150.00 for the violation contained in Count 2, as well as \$150.00 in Board costs, for a total of \$1,800.00. In addition, Stanley agrees to complete at least the number of classroom hours, as specified below, of Board-approved continuing education and provide proof of attendance and successful completion to the Board within six (6) months of the effective date of the Consent Order. The courses must be completed in the classroom.

- For violation of Count 1, three (3) hours pertaining to Property Management; and
- For violation of Count 2, two (2) hours pertaining to Real Estate Agency.

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 Bower, Davis, Grimsley, Johnson, Odems and Pineda.

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

In the matter of **File Number 2018-02766, John Nicolas Crisafulli**, the Board reviewed the Consent Order as seen and agreed to by Mr. Crisafulli. A motion was made by Ms. Grimsley and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Mr. Crisafulli admits to a violation of 18 VAC 135-20-260.11.1 (Count 1) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$1,250.00 for the violation contained in Count 1, as well as

File Number 2018-02517, Estella Marie Stanley

File Number 2018-02766, John Nicolas Crisafulli

\$150.00 in Board costs, for a total of \$1,400.00. In addition, for the violation of Count 1, Crisafulli 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 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 Bower, Davis, Grimsley, Johnson, Pineda and Odems.

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

In the matter of **File Number 2018-01905, Joshua Brian Romano**, 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. Johnson and seconded by Ms. Grimsley 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 Bower, Davis, Grimsley, Johnson, Pineda and Odems.

File Number 2018-01905, Joshua Brian Romano

A motion was made by Ms. Johnson and seconded by Ms. Grimsley to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose a monetary penalty of \$500.00 for the violation contained in Count 1, for a total of \$500.00. In addition, for violation of Count 1, Romano shall be placed on probation and required to complete at least two (2) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts and at least two (2) classroom hours of Board-approved continuing education pertaining to Legal Updates 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 Bower, Davis, Grimsley, Johnson, Pineda and Odems.

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

In the matter of **File Number 2018-02114, Keith Ryan Hinton**, 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. Johnson and seconded by Ms. Pineda to find no violation of 18 VAC 135-20-190.B and close the file. The motion passed unanimously. Members voting “Yes” were Bower, Davis, Johnson, Pineda and Odems.

File Number 2018-02114, Keith Ryan Hinton

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

In the matter of **File Number 2018-01883, Traci Lynn Morris Cole**, 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. Traci Lynn Morris-Cole, respondent, Lawrence Marshall, II, attorney for the respondent, and Bill Burke, witness, were present and addressed the Board. A motion was made by Ms. Grimsley and seconded by Ms. Johnson to find a violation of 18 VAC 135-20-260.5 (Count 1) of the Board’s 2015 Regulations. The motion passed unanimously. Members voting “Yes” were Bower, Davis, Grimsley, Johnson, Pineda and Odems.

File Number 2018-01883, Traci Lynn Morris Cole

A motion was made by Ms. Grimsley and seconded by Ms. Johnson to amend the recommendation contained in the Summary of the Informal Fact-Finding Conference and instead, for the violation of Count 1, impose a six (6) month suspension of Morris Cole’s broker license with the simultaneous issuance of a salesperson license during the suspension. The motion passed unanimously. Members voting “Yes” were Bower, Davis, Grimsley, Johnson, Pineda and Odems.

As the presiding Board member, Ms. Gatewood did not vote or

participate in the discussion in this matter.

Mr. Odems turned the position of Chair over to Ms. Grimsley and recused himself from the meeting.

Transfer of Chair

In the matter of **File Number 2019-00889, Edward R. Lang**, the Board reviewed the Consent Order as seen and agreed to by Mr. Lang. A motion was made by Ms. Davis and seconded by Ms. Johnson to accept the proposed Consent Order offer wherein Mr. Lang admits to a violation of 18 VAC 135-20-260.11 (Count 1) of the Board's 2015 Regulations, and agrees to \$150.00 in Board costs, for a total of \$150.00. In addition for the violation of Count 1, Lang agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Property Management and provide proof of attendance and successful completion within nine (9) 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. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson and Pineda.

File Number 2019-00889, Edward R. Lang

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 2019-00413, Zhihao Hall Wang**, the Board reviewed the Consent Order as seen and agreed to by Mr. Wang. A motion was made by Ms. Johnson and seconded by Ms. Gatewood to accept the proposed Consent Order offer wherein Mr. Wang admits to a violation of 18 VAC 135-20-260.12 (Count 1) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$1,800.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$1,950.00. In addition for the violation of Count 1, Wang agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Property Management and provide proof of attendance and successful completion within nine (9) 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

File Number 2019-00413, Zhihao Hall Wang

applicable, for renewal or reinstatement of license. The motion passed unanimously. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson and Pineda.

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

Mr. Odems returned and assumed the position of Chair.

In the matter of **File Number 2018-02265, Jennifer Elizabeth Lamb**, the Board reviewed the Consent Order as seen and agreed to by Ms. Lamb. A motion was made by Ms. Davis and seconded by Ms. Grimsley to accept the proposed Consent Order offer wherein Ms. Lamb admits to a violation of §54.1-2132.A.4 (Count 1) of the *Code of Virginia*, 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, Lamb 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 Bower, Davis, Gatewood, Grimsley, Johnson, Pineda and Odems.

In the matter of **File Number 2019-00606, Mary Brown Snellings**, the Board reviewed the Consent Order as seen and agreed to by Ms. Snellings. A motion was made by Ms. Johnson and seconded by Ms. Gatewood to accept the proposed Consent Order offer wherein Ms. Snellings 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 2015 Regulations, and agrees to a monetary penalty of \$500.00 for the violation contained in Count 1, \$1,000.00 for the violation of Count 2, as well as \$150.00 in Board costs, for a total of \$1,650.00. In addition, for violation of Count 1, Snellings agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management and for violation of Count

Transfer of Chair

File Number 2018-02265, Jennifer Elizabeth Lamb

File Number 2019-00606, Mary Brown Snellings

2, Snellings 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 Bower, Davis, Gatewood, Grimsley, Johnson, Pineda and Odems.

In the matter of **File Number 2019-00565, Mikisha Nicole Joseph**, the Board reviewed the Consent Order as seen and agreed to by Ms. Joseph. A motion was made by Ms. Grimsley and seconded by Ms. Johnson to accept the proposed Consent Order offer wherein Ms. Joseph admits to a violation of 18 VAC 135-20-260.12.h (Count 1) of the Board's 2015 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 the violation of Count 1, Joseph 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. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson, Pineda and Odems.

File Number 2019-00565, Mikisha Nicole Joseph

In the matter of **File Number 2019-00536, Marlene Wilson Hall**, the Board reviewed the Consent Order as seen and agreed to by Ms. Hall. A motion was made by Ms. Davis and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Ms. Hall admits to a violation of 18 VAC 135-20-190.B (Count 1) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$300.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$450.00. In addition for the violation of Count 1, Hall agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Real Estate

File Number 2019-00536, Marlene Wilson Hall

Agency 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. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson, Pineda and Odems.

In the matter of **File Number 2019-00382, Ghada Mansur Barakat**, the Board reviewed the Consent Order as seen and agreed to by Ms. Barakat. A motion was made by Ms. Johnson and seconded by Ms. Davis to accept the proposed Consent Order offer wherein Ms. Barakat admits to a violation of 18 VAC 135-20-300.6 (Count 1) of the Board's 2015 Regulations, 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 \$650.00 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 \$1,450.00. In addition, for violation of Count 1, Barakat agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts and for violation of Count 2, Barakat 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 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 Bower, Davis, Gatewood, Grimsley, Johnson, Pineda and Odems.

File Number 2019-00382, Ghada Mansur Barakat

In the matter of **File Number 2019-00377, Lemoin Barrett Cree**, the Board reviewed the Consent Order as seen and agreed to by Mr. Cree. A motion was made by Ms. Grimsley and seconded by Ms. Davis to accept the proposed Consent Order offer wherein Mr. Cree admits to a violation of 18 VAC 135-20-260.11.g (Count 1) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$500.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of

File Number 2019-00377, Lemoin Barrett Cree

\$650.00. In addition, for violation of Count 1, Cree 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 Bower, Davis, Gatewood, Grimsley, Johnson, Pineda and Odems.

In the matter of **File Number 2019-00226, Pernille Lauridsen Carter dba Pernille Carter**, the Board reviewed the Consent Order as seen and agreed to by Ms. Carter. A motion was made by Ms. Gatewood and seconded by Ms. Davis to accept the proposed Consent Order offer wherein Ms. Carter admits to a violation of 18 VAC 135-20-260.11.g (Count 1) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$500.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$650.00. In addition, for violation of Count 1, Carter 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 of all required course(s) 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 Bower, Davis, Gatewood, Grimsley, Johnson, Pineda and Odems.

File Number 2019-00226, Pernille Lauridsen Carter dba Pernille Carter

In the matter of **File Number 2018-03296, Jeffrey Thomas Luster**, the Board reviewed the Consent Order as seen and agreed to by Mr. Luster. A motion was made by Ms. Johnson and seconded by Ms. Pineda to accept the proposed Consent Order offer wherein Mr. Luster admits to a violation of 18 VAC 135-20-210 (Count 1) of the Board's 2015 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, Luster agrees to complete at least three (3) classroom hours of Board-

File Number 2018-03296, Jeffrey Thomas Luster

approved continuing education pertaining to Real Estate Agency 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 Bower, Davis, Gatewood, Grimsley, Johnson, Pineda and Odems.

In the matter of **File Number 2018-03150, Jacob Morgan Redd**, the Board reviewed the Consent Order as seen and agreed to by Mr. Redd. A motion was made by Ms. Grimsley and seconded by Ms. Johnson to accept the proposed Consent Order offer wherein Mr. Redd 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 135-20-310.2 (Count 2) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$500.00 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 \$1,300.00. In addition, for violation of Count 1, Redd agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management and for violation of Count 2, Redd 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 Bower, Davis, Gatewood, Grimsley, Johnson, Pineda and Odems.

File Number 2018-03150, Jacob Morgan Redd

In the matter of **File Number 2018-03083, Wanda G. Fears**, the Board reviewed the Consent Order as seen and agreed to by Ms. Fears. A motion was made by Ms. Davis and seconded by Ms. Johnson to accept the proposed Consent Order offer wherein Ms. Fears admits to a violation of §54.1-2132.A.4 (Count 1) of the *Code of Virginia*, 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

File Number 2018-03083, Wanda G. Fears

addition, for violation of Count 1, Fears 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 Bower, Davis, Gatewood, Grimsley, Johnson, Pineda and Odems.

In the matter of **File Number 2018-01883, Traci Lynn Morris Cole, t/a Traci Lynn Morris Cole**, a motion was made by Ms. Johnson and seconded by Ms. Grimsley to reopen the case to correct an administrative matter. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Grimsley, Johnson, Pineda and Odems.

File Number 2018-01883, Traci Lynn Morris Cole, t/a Traci Lynn Morris Cole

A motion was made by Ms. Johnson and seconded by Ms. Grimsley to find a violation of 18 VAC 135-20-260.6 (Count 1) of the Board's 2015 Regulations instead of the typographical error stated as 18 VAC 135-20-260.5 (Count 1) listed in the Summary of the Informal Fact-Finding Conference noted previously. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Grimsley, Johnson, Pineda and Odems.

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

A motion was made by Ms. Grimsley and seconded by Ms. Davis to approve payment in the amount of \$4,434.84 to Kaufman & Canoles, attorneys at law, for legal services provided for receivership in VA Real Estate Board v. The Rental Group I, LLC t/a The Rental (CL 14000461-00). The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson, Odems and Pineda.

Administrative Issues

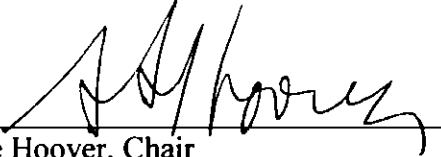
The Board reviewed the report from the April 3, 2019, Real Estate Board Education Committee meeting. A motion was made by Ms. Grimsley and seconded by Ms. Gatewood to accept the Education Committee meeting report. The motion

Education

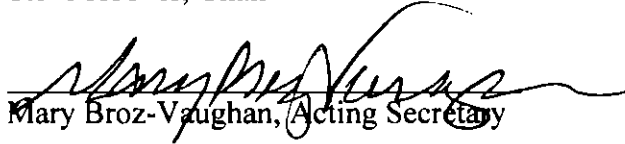
passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson, Odems and Pineda.

There being no further business, the Board adjourned at 11:46 A.M.

Adjourn



Steve Hoover, Chair



Mary Broz-Vaughan, Acting Secretary

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

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

1. Name: Libby Gatewood
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board
(Name of Board)
4. Meeting/IFF Date: April 4, 2019
(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.

Libby C Gatewood
Signature

4/4/19
Date

**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: April 4, 2019
(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

4/4/19
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: April 4, 2019
(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

4-4-19
Date

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

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

1. Name: Candice Bower
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board
(Name of Board)
4. Meeting/IFF Date: April 4, 2019
(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.

Candice Bower
Signature

4/4/19
Date

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

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

1. Name: Mayra Pineda
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board
(Name of Board)
4. Meeting/IFF Date: April 4, 2019
(Date)

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

(Agenda Item)

Nature of Personal Interest Affected by Transaction: _____

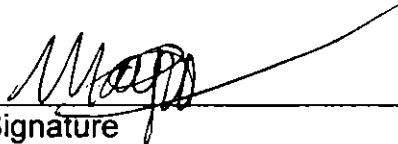
I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

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

04/04/19

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: April 4, 2019
(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

4-4-19
Date

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

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

1. Name: Margaret D. Davis
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board
(Name of Board)
4. Meeting/IFF Date: April 4, 2019
(Date)

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

(Agenda Item)

Nature of Personal Interest Affected by Transaction: _____

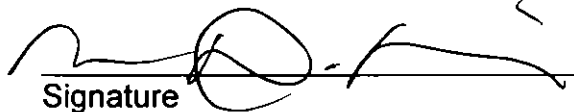
I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

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

4/4/19
Date