

REAL ESTATE BOARD
MINUTES OF MEETING

November 15, 2018

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

Steve Hoover, Chair
Lee Odems, Vice-Chair
Lynn Grimsley
Sharon Johnson
Ibrahim Moiz (arrived at 9:24 A.M.)
Libby Gatewood
Margaret Davis
Mayra Pineda

Board member absent from the meeting: Candice Bower

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

Christine Martine, Executive Director
Liz Hayes, Fair Housing Administrator
Deanda Shelton, Assistant Fair Housing Administrator
Jeffrey Williams, Board Administrator
Jim Chapman, 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, Tom Payne, and Mona Siddiqui from the Office of the Attorney General were present.

Mr. Hoover called the meeting to Order at 9:12 A.M.

Call to Order

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

Agenda

A motion was made by Ms. Johnson and seconded by Ms. Gatewood to adopt the September 20, 2018, Fair Housing Sub-Committee Meeting; September 20, 2018, Regulatory Review Committee Meeting and September 20, 2018, Real Estate Board Meeting minutes. The motion passed unanimously. Members voting "Yes" were Davis, Gatewood, Grimsley, Hoover, Johnson, Odems and Pineda.

There was no public comment.

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

A motion was made by Ms. Grimsley and seconded by Ms. Johnson to adopt the draft policy presented to the Board regarding non-disclosure requests for Fair Housing Conciliation Agreements. The motion passed unanimously. Members voting "Yes" were Davis, Gatewood, Grimsley, Hoover, Johnson, Odems and Pineda.

In the matter of **Regina Ferebee v. C & C Enterprises LLC, dba RE/MAX Coast and Country and Isaac A. Callicrate, REB File Number 2019-00749**, the case was deferred to the next Board meeting.

In the matter of **Christine Jones v. Henry Briggs and Associates, Inc. and Larry W. Bradshaw, REB File Number 2019-01128**, the case was deferred to the next Board meeting.

In the matter of **Brandon Burwell v. Cheryl Dudley, Thomas Mickens and VIP Rentals, LLC, REB File Number 2018-02673**, 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 complainant by offering discriminatory terms and conditions or by refusing to rent based upon race. The motion passed unanimously. Members voting "Yes" were Davis, Ferebee, Gatewood, Grimsley, Hoover, Johnson and Odems.

Minutes

Public Comment

Fair Housing Administrator's Report

**Regina Ferebee v. C
& C Enterprises
LLC, dba RE/MAX
Coast and Country
and Isaac A.
Callicrate, REB File
Number 2019-00749**

**Christine Jones v.
Henry Briggs and
Associates, Inc. and
Larry W. Bradshaw,
REB File Number
2019-01128**

**Brandon Burwell v.
Cheryl Dudley,
Thomas Mickens and
VIP Rentals, LLC,
REB File Number
2018-02673**

Board member Ibrahim Moiz arrived at 9:24 A.M.

In the matter of **Amy Rogers v. Leon T. McGhee, Owner, and Ginger M. McGhee, REB File Number 2019-00616**, 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 Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz, Odems and Pineda.

In the matter of **File Number 2019-00681, Peter Labusohr**, 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. Peter Labusohr, applicant, was present and addressed the Board. A motion was made by Ms. Grimsley and seconded by Ms. Johnson 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. Labusohr's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz, Odems and Pineda.

In the matter of **File Number 2018-02944, Bryce Christopher Scott**, 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. James McPeak, applicant's representative, was present and addressed the Board. A motion was made by Mr. Moiz and seconded by Ms. Davis to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) to deny Mr. Scott's application for a salesperson's license based upon the record. After review of the facts, the information obtained at the Informal Fact-Finding Conference, and in consideration of the criteria contained in §54.1-204.B of the *Code of Virginia*, the Board determined it could not protect the health, safety and welfare of the public due to the nature and seriousness of the crime, the relationship of the crime to the purpose for requiring a license to engage in the occupation, the extent to which the profession might offer Mr. Scott an opportunity to engage in

Arrival of Board Member

Amy Rogers v. Leon T. McGhee, Owner, and Ginger M. McGhee, REB File Number 2019-00616

File Number 2019-00681, Peter Labusohr

File Number 2018-02944, Bryce Christopher Scott

further criminal activity of the same type and the relationship of the crime to his ability, capacity or fitness to perform the duties and discharge the responsibilities of the profession and voted to deny the license. The motion passed by majority vote. Members voting "Yes" were Davis, Gatewood, Hoover, Johnson, Moiz, Odems and Pineda. Member voting "No" was Grimsley.

In the matter of **File Number 2019-00547, Debra Merklinger**, 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 Ms. Merklinger's application for a real estate broker's license. The motion passed unanimously. Members voting "Yes" were Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz, Odems and Pineda.

File Number 2019-00547, Debra Merklinger

In the matter of **File Number 2019-00648, Kymberli D. Tucker**, 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 (IFF) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* approve Ms. Tucker's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz, Odems and Pineda.

File Number 2019-00648, Kymberli D. Tucker

In the matter of **File Number 2019-00635, Craig R. Dupuis**, 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. Gatewood and seconded by Mr. Odems to amend the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and approve Mr. Dupuis' application for a real estate salesperson's license

File Number 2019-00635, Craig R. Dupuis

subject to an agreement for licensure for a period of two years wherein Mr. Dupuis and his broker will provide quarterly reports to the Board. The motion passed by majority vote. Members voting "Yes" were Davis, Gatewood, Grimsley, Hoover, Moiz, Odems and Pineda. Member voting "No" was Johnson.

In the matter of **File Number 2019-00447, Travis W. Bouldin**, 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. Travis W. Bouldin, applicant, was present and addressed the Board. 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. Bouldin's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz, Odems and Pineda.

File Number 2019-00447, Travis W. Bouldin

In the matter of **File Number 2019-00477, Michael Kerwyn Brandon**, 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. Michael Kerwyn Brandon, applicant, was present and addressed the Board. A motion was made by Ms. Davis and seconded by Ms. Johnson 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. Brandon's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz, Odems and Pineda.

File Number 2019-00477, Michael Kerwyn Brandon

In the matter of **File Number 2019-00445, Gregory Leon Harvin, Sr.**, 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. Gregory Leon Harvin, Sr., applicant, was present and addressed the Board. A motion was made by Ms. Gatewood and seconded by Ms. Davis to accept the recommendation contained in the

File Number 2019-00445, Gregory Leon Harvin, Sr.

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. Harvin's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz, Odems and Pineda.

In the matter of **File Number 2019-00149, Heather B. Bruck**, 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. Davis 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. Bruck's application for a real estate salesperson's license. The motion passed by majority vote. Members voting "Yes" were Davis, Gatewood, Hoover, Johnson, Moiz, Odems and Pineda. Member voting "No" was Grimsley.

File Number 2019-00149, Heather B. Bruck

In the matter of **File Number 2019-00682, Timeka L. Dixon**, 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. Timeka Dixon, applicant, was present and addressed the Board. A motion was made by Mr. Odems and seconded by Mr. Moiz to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* approve Ms. Dixon's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz, Odems and Pineda.

File Number 2019-00682, Timeka L. Dixon

In the matter of **File Number 2018-01270, Kristi Susann Wargo, t/a Kristi Wargo**, the Board reviewed the record which consisted of the Notice, the Report of Findings, including exhibits, and the Recommendation. A motion was made by Ms. Johnson and seconded by Mr. Odems to accept a violation of 18 VAC 135-20-270.3 (Count 1) of the Board's 2015 Regulations, and a violation of §54.1-2135.A.2 (Count 2) of the *Code of Virginia*. The motion passed unanimously.

File Number 2018-01270, Kristi Susann Wargo, t/a Kristi Wargo

Members voting "Yes" were Davis, Gatewood, Hoover, Johnson, Moiz, Odems and Pineda.

A motion was made by Ms. Johnson and seconded by Ms. Davis to impose a monetary penalty of \$1,150.00 for the violation contained in Count 1, \$550.00 for the violation contained in Count 2, for a total of \$1,700.00. Further, for the violations of Counts 1 and 2, the Board imposes license revocation. The motion passed unanimously. Members voting "Yes" were Davis, Gatewood, Hoover, Johnson, Moiz, Odems and Pineda.

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 2018-01807, Kristi Susann Wargo, t/a Kristi Wargo**, the Board reviewed the record which consisted of the Notice, the Report of Findings, including exhibits, and the Recommendation. A motion was made by Mr. Odems and seconded by Ms. Johnson to accept a violation of 18 VAC 135-20-270.3 (Count 1) of the Board's 2015 Regulations, and a violation of §54.1-2135.A.2 (Count 2) of the *Code of Virginia*. The motion passed unanimously. Members voting "Yes" were Davis, Gatewood, Hoover, Johnson, Moiz, Odems and Pineda.

File Number 2018-01807, Kristi Susann Wargo, t/a Kristi Wargo

A motion was made by Ms. Odems and seconded by Ms. Johnson to impose a monetary penalty of \$1,150.00 for the violation contained in Count 1, \$550.00 for the violation contained in Count 2, for a total of \$1,700.00. Further, for the violations of Counts 1 and 2, the Board imposes license revocation. The motion passed unanimously. Members voting "Yes" were Davis, Gatewood, Hoover, Johnson, Moiz, Odems and Pineda.

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 2018-00800, Daneen M. O'Keefe**, the Board reviewed the record which consisted of the investigative file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. A motion was made by Ms. Davis and seconded by Mr. Odems to accept a violation of 18 VAC 135-20-210 (Count 1) of the

File Number 2018-00800, Daneen M. O'Keefe

Board's 2015 Regulations and no violation of 18 VAC 135-20-170.A.1 (Count 2) of the Board's 2015 Regulations. The motion passed unanimously. Members voting "Yes" were Davis, Gatewood, Hoover, Johnson, Moiz, Odems and Pineda.

A motion was made by Ms. Davis and seconded by Mr. Odems to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose a monetary penalty of \$150.00 for the violation contained in Count 1, for a total of \$150.00. The motion passed unanimously. Members voting "Yes" were Davis, Gatewood, Hoover, Johnson, Moiz, Odems and Pineda.

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

In the matter of **File Number 2018-02140, David Bradshaw Kitterman, t/a Dave Kitterman**, the Board reviewed the Consent Order as seen and agreed to by Mr. Kitterman. A motion was made by Ms. Johnson and seconded by Ms. Gatewood to accept the proposed Consent Order offer wherein Mr. Kitterman 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. In addition, for violation of Count 1, Kitterman agrees to revocation of his license. The motion passed unanimously. Members voting "Yes" were Davis, Gatewood, Hoover, Johnson, Moiz, Odems and Pineda.

File Number 2018-02140, David Bradshaw Kitterman, t/a Dave Kitterman

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

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

Transfer of Chair

In the matter of **File Number 2018-03022, Kathleen Wright Brown**, the Board reviewed the Consent Order as seen and agreed to by Ms. Brown. A motion was made by Ms. Johnson and seconded by Ms. Gatewood to accept the proposed Consent Order offer wherein Ms. Brown admits to a violation of 18 VAC 135-20-260.11.a (Count 1) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$200.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$350.00. Further, for violation of Count 1, Brown agrees to complete at least three (3) classroom hours of Board-

File Number 2018-03022, Kathleen Wright Brown

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

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

In the matter of **File Number 2018-02480, Richard Adams Maxino**, the Board reviewed the Consent Order as seen and agreed to by Mr. Maxino. A motion was made by Ms. Grimsley and seconded by Mr. Moiz to accept the proposed Consent Order offer wherein Mr. Maxino 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, Maxino 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. Members voting "Yes" were Davis, Gatewood, Grimsley, Johnson, Moiz, Odems and Pineda.

File Number 2018-02480, Richard Adams Maxino

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

In the matter of **File Number 2018-02487, Carol G. Massie**, the Board reviewed the Consent Order as seen and agreed to by Ms. Massie. A motion was made by Ms. Grimsley and seconded by Ms. Johnson to accept the proposed Consent Order offer wherein Ms. Massie admits to a violation of 18 VAC 135-20-180.B.1.a (Count 1) of the Board's 2017 Regulations, and a violation of 18 VAC 135-20-310.2 (Count

File Number 2018-02487, Carol G. Massie

2) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$100.00 for the violation contained in Count 1, \$50.00 for the violation contained in Count 2, as well as \$150.00 in Board costs, for a total of \$300.00. The motion passed unanimously. Members voting "Yes" were Davis, Gatewood, Grimsley, Johnson, Moiz, Odems and Pineda.

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

In the matter of **File Number 2018-02854, David Hong Hu**, the Board reviewed the Consent Order as seen and agreed to by Mr. Hu. A motion was made by Mr. Moiz and seconded by Ms. Davis to accept the proposed Consent Order offer wherein Mr. Hu 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 \$900.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$1,050.00. In addition, for violation of Count 1, Hu agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Real Estate Agency; and 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 Davis, Gatewood, Grimsley, Johnson, Moiz, Odems and Pineda.

File Number 2018-02854, David Hong Hu

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

Mr. Hoover returned and assumed the position of Chair.

Transfer of Chair

In the matter of **File Number 2018-02928, Billo Parlucchi-Sobh**, the Board reviewed the Consent Order as seen and agreed to by Mr. Parlucchi-Sobh. A motion was made by Mr. Odems and seconded by Ms. Grimsley to accept the proposed Consent Order offer wherein Mr. Parlucchi-Sobh 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

File Number 2018-02928, Billo Parlucchi-Sobh

of Count 1, as well as \$150.00 in Board costs, for a total of \$650.00. The motion passed unanimously. Members voting "Yes" were Davis, Grimsley, Hoover, Johnson, Moiz, Odems and Pineda.

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

In the matter of **File Number 2018-02226 Robert D. Ransome, Jr., t/a Rob Ransome**, the Board reviewed the Consent Order as seen and agreed to by Mr. Ransome. A motion was made by Ms. Grimsley and seconded by Ms. Davis to accept the proposed Consent Order offer wherein Mr. Ransome admits to a violation of 18 VAC 135-20-260.12.b (Count 1) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$2,500.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$2,650.00. In addition, for violation of Count 1, Ransome agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Ethics and Standards of Conduct; and 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 Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz and Pineda.

File Number 2018-02226 Robert D. Ransome, Jr., t/a Rob Ransome

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

In the matter of **File Number 2018-02494 Noel Austin Tuggle**, the Board reviewed the Consent Order as seen and agreed to by Mr. Tuggle. A motion was made by Ms. Grimsley and seconded by Ms. Johnson to accept the proposed Consent Order offer wherein Mr. Tuggle admits to a violation of 18 VAC 135-20-310.2 (Count 1) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$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, Tuggle agrees to complete at least three (3) classroom hours

File Number 2018-02494 Noel Austin Tuggle

of Board-approved continuing education pertaining to Escrow Management; and at least two (2) 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 Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz and Pineda.

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

In the matter of **File Number 2018-02658, Monica Noelle Embrey**, the Board reviewed the Consent Order as seen and agreed to by Ms. Embrey. A motion was made by Ms. Johnson and seconded by Ms. Davis to accept the proposed Consent Order offer wherein Ms. Embrey 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 of Count 1, as well as \$150.00 in Board costs, for a total of \$650.00. In addition, for violation of Count 1, Embrey 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 Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz, Odems and Pineda.

File Number 2018-02658, Monica Noelle Embrey

In the matter of **File Number 2018-02723, Melissa Pruett**, the Board reviewed the Consent Order as seen and agreed to by Ms. Pruett. A motion was made by Mr. Moiz and seconded by Ms. Davis to accept the proposed Consent Order offer wherein Ms. Pruett 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 of Count 1, as well as \$150.00 in Board costs, for a total of \$650.00. In addition, for

File Number 2018-02723, Melissa Pruett

violation of Count 1, Pruett 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. The motion passed unanimously. Members voting "Yes" were Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz, Odems and Pineda.

In the matter of **File Number 2018-02726, James Robert Morrell**, the Board reviewed the Consent Order as seen and agreed to by Mr. Morrell. A motion was made by Ms. Davis and seconded by Ms. Johnson to accept the proposed Consent Order offer wherein Mr. Morrell admits to a violation of 18 VAC 135-20-310.2 (Count 1) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$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, Morrell agrees to complete at least six (6) 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 Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz, Odems and Pineda.

File Number 2018-02726, James Robert Morrell

In the matter of **File Number 2018-02941, Nadhra Albadri Mattson**, the Board reviewed the Consent Order as seen and agreed to by Ms. Mattson. A motion was made by Ms. Grimsley and seconded by Ms. Gatewood to accept the proposed Consent Order offer wherein Ms. Mattson 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, \$650.00 for the violation of Count 2, as well as \$150.00 in

File Number 2018-02941, Nadhra Albadri Mattson

Board costs, for a total of \$1,300.00. In addition, for violation of Count 1, Mattson agrees 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 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 Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz, Odems and Pineda.

In the matter of **File Number 2018-02952, Daniel Patrick Smith**, the Board reviewed the Consent Order as seen and agreed to by Mr. Smith. A motion was made by Mr. Odems and seconded by Ms. Grimsley to accept the proposed Consent Order offer wherein Mr. Smith 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 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, 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 Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz, Odems and Pineda.

File Number 2018-02952, Daniel Patrick Smith

A motion was made by Mr. Odems and seconded by Ms. Grimsley to approve payment in the amount of \$7,151.94 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 Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz, Odems and Pineda.

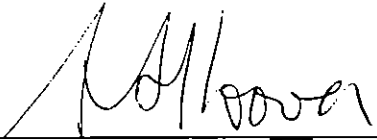
Administrative Issues

The Board reviewed the report from the November 14, 2018, Real Estate Board Education Committee meeting. A motion was made by Mr. Odems and seconded by Ms. Grimsley to accept the Education Committee meeting report. The motion passed unanimously. Members voting "Yes" were Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz, Odems and Pineda.

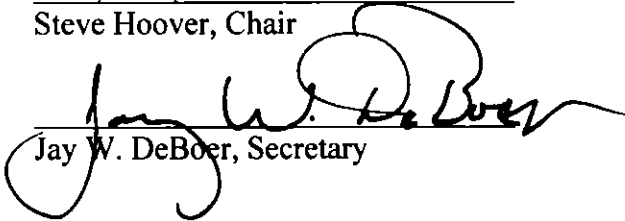
Education

There being no further business, the Board adjourned at 10:21 A.M.

Adjourn



Steve Hoover, Chair



Jay W. DeBoer, Secretary

**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: November 15, 2018
(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

11/15/2018
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: November 15, 2018
(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

11/15/18
Date

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

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

1. Name: Ibrahim A. Moiz
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board
(Name of Board)
4. Meeting/IFF Date: November 15, 2018
(Date)

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

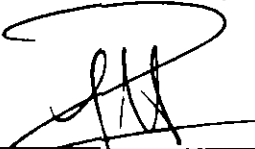
(Agenda Item)

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

11/15/18
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: November 15, 2018
(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 Johnson
Signature

11.15.18
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: September 20, 2018
(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 Johnson
Signature

11.15.18
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: November 15, 2018
(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

11/15/18
Date

**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: November 15, 2018
(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 Gatewood
Signature

11/15/18
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: November 15, 2018
(Date)

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

(Agenda Item)

Nature of Personal Interest Affected by Transaction: _____

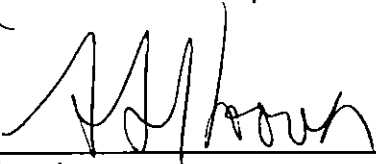
I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

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

11/15/18
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: November 15, 2018
(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

11/15/18
Date