

REAL ESTATE BOARD
MINUTES OF MEETING

July 11, 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:

Steve Hoover, Chair
Libby Gatewood
Lynn Grimsley
Margaret Davis
Mayra Pineda
Candice Bower
Ibrahim Moiz

Board members absent from the meeting: Lee Odems, Vice-Chair
Sharon Johnson

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
Jim Chapman, Board Administrator
Jeffrey Williams, Board Administrator
Emily Trent, Administrative Assistant
Karen Taylor, Fair Housing Investigator
Loraine Schroeder, Fair Housing Investigator
Dominica McGowen, Fair Housing Investigator

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

Mr. Hoover called the meeting to Order at 10:06 A.M.

Call to Order

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

Agenda

A motion was made by Ms. Bower and seconded by Ms. Gatewood to adopt the May 30, 2019, Fair Housing Sub-Committee Meeting; May 30, 2019, Real Estate Board Regulatory Review Committee, and May 30, 2019, Real Estate Board Meeting minutes. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Moiz and Pineda.

There was no public comment.

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

Tom Payne gave the Board a litigation update.

In the matter of **Joshua Reese v. Nicholas E. Dellenger and Johnston Evangeline Munson, EST ET AL, REB File Number 2019-02199**, the case was deferred.

In the matter of **James Walker v. S. L. Nusbaum Realty, Co. and East Beach Marina Apartments, LLC, REB File Number 2019-02361**, 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 Mr. Moiz to find no reasonable cause the respondents discriminated against the complainant by offering discriminatory terms and conditions; refusing to rent to him; refusing to make a reasonable accommodation or retaliating against him based upon sex, race or disability. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Moiz and Pineda.

In the matter of **Cathryn Collins D'Arcy v. Northampton Village II Assoc. LLC, Northampton Village III Assoc. LLC, Weinstein Management Co Inc. and Lauren Taylor, REB File Number 2019-02316**, a motion was made by Ms. Grimsley and seconded by Ms. Gatewood 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, Hoover, Moiz and Pineda.

Minutes

Public Comment

Fair Housing Administrator's Report

Litigation Update

Joshua Reese v. Nicholas E. Dellenger and Johnston Evangeline Munson, EST ET AL, REB File Number 2019- 02199

James Walker v. S. L. Nusbaum Realty, Co. and East Beach Marina Apartments, LLC, REB File Number 2019-02361

Cathryn Collins D'Arcy v. Northampton Village II Assoc. LLC, Northampton Village III Assoc. LLC, Weinstein Management Co Inc.

In the matter of **Deirdre Gatling v. Cristie Braemer and The Real Estate Group, LLC, REB File Number 2019-02598**, a motion was made by Ms. Grimsley and seconded by Ms. Gatewood 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, Hoover, Moiz and Pineda.

In the matter of **Michelle Krasniak v. Aimco Maple Bay LLC and OP Property Management, LLC, REB File Number 2018-02133**, a motion was made by Ms. Grimsley and seconded by Ms. Gatewood 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, Hoover, Moiz and Pineda.

In the matter of **File Number 2019-02117, Robert L. Rogers**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. Robert L. Rogers, applicant, 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) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* approve Mr. Rogers' application for a real estate salesperson's license.

A substitute motion was made by Ms. Grimsley and seconded by Ms. Davis 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. Rogers' application for a real estate salesperson's license, subject to an agreement for licensure for a period of two years wherein Mr. Rogers and his broker will provide quarterly reports to the Board. The amendment is made based upon review of the facts and the amount of time that has elapsed since Rogers' last involvement in the commission of a crime. The motion failed. Member voting "Yes" was Grimsley. Members voting "No"

**and Lauren Taylor,
REB File Number
2019-02316**

**Deirdre Gatling v.
Cristie Braemer and
The Real Estate
Group, LLC, REB
File Number 2019-
02598**

**Michelle Krasniak v.
Aimco Maple Bay
LLC and OP
Property
Management, LLC,
REB File Number
2018-02133**

**File Number 2019-
02117, Robert L.
Rogers**

were Bower, Davis, Gatewood, Hoover, Moiz and Pineda.

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, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* approve Mr. Rogers' application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Moiz and Pineda.

In the matter of **File Number 2019-02115, Jennifer Lynn Myers**, 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. Jennifer Lynn Myers, applicant, was present and addressed the Board. A motion was made by Ms. Gatewood 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. Myers' application for a real estate salesperson's license.

File Number 2019-02115, Jennifer Lynn Myers

A substitute motion was made by Ms. Bower and seconded by Ms. Davis 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 Ms. Myers' application for a real estate salesperson's license, subject to an agreement for licensure for a period of two years wherein Ms. Myers and her broker will provide quarterly reports to the Board. The amendment is made due to the nature and seriousness of the crime. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Moiz and Pineda.

In the matter of **File Number 2019-02116, Brian Paul Heck**, 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 Ms. Bower to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after

File Number 2019-02116, Brian Paul Heck

consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* approve Mr. Heck's application for a real estate salesperson's license. The motion passed by majority vote. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover and Pineda. Member voting "No" was Moiz.

In the matter of **File Number 2019-02182, Shequandra Latifaha Boone**, 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. Shequandra Latifaha Boone, applicant, was present and addressed the Board. 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. Boone's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Moiz and Pineda.

File Number 2019-02182, Shequandra Latifaha Boone

In the matter of **File Number 2019-03006, Linda Joan Bruno**, 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. Linda Joan Bruno, applicant, was present and addressed the Board. 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 approve Ms. Bruno's application for a real estate broker's license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Moiz and Pineda.

File Number 2019-03006, Linda Joan Bruno

In the matter of **File Number 2018-03361, Roxana Nava Rojas**, 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. Grimsley and seconded by Ms. Davis to find a violation of 18 VAC 135-20-300.6 (Count 1) of the Board's 2015 Regulations, a violation of §54.1-2132.A.4

File Number 2018-03361, Roxana Nava Rojas

(Count 2) of the *Code of Virginia*, and a violation of 18 VAC 135-20-310.1 (Count 3) of the Board's 2015 Regulations. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Grimsley, Hoover, Moiz and Pineda.

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 to impose a monetary penalty of \$600.00 for the violation contained in Count 1, \$500.00 for the violation contained in Count 2, and \$450.00 for the violation contained in Count 3, for a total of \$1,550.00. In addition, for violation of Count 1, Rojas shall be placed on probation and required 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. In addition, for violation of Count 2, Rojas shall be placed on probation and required to complete at least two (2) 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, Hoover, Moiz 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 2018-02493, Ramesh Lashkarbhai Beladia**, 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. Ramesh Lashkarbhai Beladia, respondent, was present and addressed the Board. A motion was made by Ms.

File Number 2018-02493, Ramesh Lashkarbhai Beladia

Grimsley and seconded by Ms. Bower to find a violation of §54.1-2135.A.1 (Count 2) of the *Code of Virginia*, and find no violation of 18 VAC 135-20-260.11.i (Count 1) of the Board's 2015 Regulations, and find no violation of 18 VAC 135-20-260.12.b (Count 3) of the Board's 2015 Regulations. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Grimsley, Hoover, Moiz and Pineda.

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 to impose a monetary penalty of \$550.00 for the violation contained in Count 2, for a total of \$550.00. In addition, for violation of Count 2, Beladia shall be placed on probation and required 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 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, Hoover, Moiz 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 2019-00638, Tony Perez**, the Board reviewed the Consent Order as seen and agreed to by Mr. Perez. A motion was made by Ms. Davis and seconded by Ms. Pineda to accept the proposed Consent Order offer wherein Mr. Perez admits to a violation of 18 VAC 135-20-260.11.f (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, Perez agrees to complete at least two (2) classroom hours of Board-approved continuing education pertaining to Legal Updates 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

File Number 2019-00638, Tony Perez

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, Hoover, Moiz and Pineda.

In the matter of **File Number 2019-01140, Nina Sherrelle Norman**, the Board reviewed the Consent Order as seen and agreed to by Ms. Norman. A motion was made by Ms. Grimsley and seconded by Ms. Davis to accept the proposed Consent Order offer wherein Ms. Norman admits to a violation of 18 VAC 135-20-260.6 (Count 1) of the Board's 2015 Regulations, and a violation of 18 VAC 135-20-260.7 (Count 2) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$750.00 for the violation contained in Count 2, as well as \$150.00 in Board costs, for a total of \$900.00. In addition, for violation of Count 1, Norman agrees to a two (2) year probation of her license to commence when or if the license is activated. Should Norman activate her license probation will commence for a period of two (2) years during the active status, in which Norman 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 Norman and her principal broker that Norman is in compliance with the regulations of the Real Estate Board. If Norman violates any terms of the probation, her license will be suspended for a period of six (6) months. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Moiz and Pineda.

File Number 2019-01140, Nina Sherrelle Norman

In the matter of **File Number 2018-03370, Justin T. Tungol**, the Board reviewed the Consent Order as seen and agreed to by Mr. Tungol. A motion was made by Ms. Davis and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Mr. Tungol admits to a violation of §54.1-2137.B of the *Code of Virginia*, and a violation of 18 VAC 135-20-310.1 (Count 2) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$500.00 for the violation contained in Count 1, \$500.00 for the violation contained in Count 2, as well as \$150.00 in Board costs, for a total of \$1,150.00. In addition, Tungol 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

File Number 2018-03370, Justin T. Tungol

(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 Real Estate Contracts; 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, Gatewood, Hoover, Moiz 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 2019-01206, Leah Marie Hedrick**, the Board reviewed the Consent Order as seen and agreed to by Ms. Hedrick. A motion was made by Ms. Davis and seconded by Ms. Gatewood to accept the proposed Consent Order offer wherein Ms. Hedrick admits to a violation of 18 VAC 135-20-300.2 (Count 1) of the Board’s 2015 Regulations, and agrees to a monetary penalty of \$1,100.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$1,250.00. In addition, for the violation of Count 1, Hedrick agrees to complete at least four (4) classroom hours of Board-approved continuing education pertaining to Ethics and Standards of Conduct and complete at least four (4) classroom hours of Board-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, Hoover, Moiz and Pineda.

File Number 2019-01206, Leah Marie Hedrick

In the matter of **File Number 2019-01253, Pauline C. Thompson, t/a P C Thompson**, the Board reviewed the Consent Order as seen and agreed to by Ms. Thompson. A

File Number 2019-01253, Pauline C. Thompson, t/a P C

motion was made by Ms. Davis and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Ms. Thompson admits to a violation of 18 VAC 135-20-310.1 (Count 1) of the Board's 2015 Regulations, and a violation of 18 VAC 135-20-290.1 (Count 2) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$450.00 for the violation contained in Count 1, \$450.00 for the violation contained in Count 2, as well as \$150.00 in Board costs, for a total of \$1,050.00. In addition, for the violation of Count 1, Thompson agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Legal Updates and 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, Hoover, Moiz and Pineda.

Thompson

In the matter of **File Number 2019-01473, Mary Margaret Self**, the Board reviewed the Consent Order as seen and agreed to by Ms. Self. A motion was made by Ms. Grimsley and seconded by Ms. Gatewood to accept the proposed Consent Order offer wherein Ms. Self admits to a violation of §54.1-2132.A.4 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, \$450.00 for the violation contained in Count 2, as well as \$150.00 in Board costs, for a total of \$1,100.00. In addition, Self 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.

File Number 2019-01473, Mary Margaret Self

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

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, Hoover, Moiz and Pineda.

In the matter of **File Number 2019-01512, Jeffrey James Babb**, the Board reviewed the Consent Order as seen and agreed to by Mr. Babb. A motion was made by Ms. Grimsley and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Mr. Babb admits to a violation of §54.1-2135.A.1 (Count 1) of the *Code of Virginia*, and agrees to \$150.00 in Board costs, for a total of \$150.00. In addition, for the violation of Count 1, Babb 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 Bower, Davis, Gatewood, Grimsley, Hoover, Moiz and Pineda.

File Number 2019-01512, Jeffrey James Babb

In the matter of **File Number 2019-01657, Angela Young Lyttle**, the Board reviewed the Consent Order as seen and agreed to by Ms. Lyttle. A motion was made by Ms. Grimsley and seconded by Ms. Davis to accept the proposed Consent Order offer wherein Ms. Lyttle 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 contained in Count 1, \$600.00 for the violation contained in Count 2, as well as \$150.00 in Board costs, for a total of \$1,250.00. In addition, for the violation of Count 1, Lyttle 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

File Number 2019-01657, Angela Young Lyttle

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, Hoover, Moiz and Pineda.

In the matter of **File Number 2019-00802, Jessica Michelle Bogert**, the Board reviewed the Consent Order as seen and agreed to by Ms. Bogert. A motion was made by Ms. Grimsley and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Ms. Bogert admits to a violation of 18 VAC 135-20-310.2 (Count 1) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$600.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$750.00. In addition, for the violation of Count 1, Bogert 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, Hoover, Moiz and Pineda.

File Number 2019-00802, Jessica Michelle Bogert

In the matter of **File Number 2019-00836, Cathrine Haertlein Giambalvo, t/a Cathy Giambalvo**, the Board reviewed the Consent Order as seen and agreed to by Ms. Giambalvo. A motion was made by Ms. Davis and seconded by Ms. Grimsley to accept the proposed Consent Order offer wherein Ms. Giambalvo admits to a violation of 18 VAC 135-20-220.A.2 (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, Giambalvo agrees to complete at least three (3) classroom hours of Board-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

File Number 2019-00836, Cathrine Haertlein Giambalvo, t/a Cathy Giambalvo

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

In the matter of **File Number 2019-01031, Jeffrey Scott Sawyer**, the Board reviewed the Consent Order as seen and agreed to by Mr. Sawyer. Jeffrey Scott Sawyer, respondent, and Michael Pallai, attorney for the respondent, were present and addressed the Board. A motion was made by Ms. Grimsley and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Mr. Sawyer admits to a violation of 18 VAC 135-20-300.9 (Count 1) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$400.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$550.00. In addition, for the violation of Count 1, Sawyer 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, Hoover, Moiz and Pineda.

File Number 2019-01031, Jeffrey Scott Sawyer

A motion was made by Ms. Grimsley and seconded by Ms. Davis to adopt the following resolution to honor the memory of a licensed Real Estate professional:

Resolution

RESOLUTION IN HONOR OF

Alexander Mikail Gusev

WHEREAS, **Alexander Mikail Gusev** faithfully and diligently served as a licensed Real Estate Salesperson in the Commonwealth of Virginia from April 2, 2013 to May 31, 2019; and

WHEREAS, **Alexander Mikail Gusev** endeavored at all times to render decisions with fairness and good judgment in the best interest of the citizens of the Commonwealth and this profession; and

WHEREAS, the Real Estate Board is grateful for the dedication and service of **Alexander Mikail Gusev** to the citizens of the Commonwealth; and

WHEREAS, the Real Estate Board expresses sympathy in the passing of Alexander Mikail Gusev which occurred on May 31, 2019;

NOW THEREFORE BE IT RESOLVED, this eleventh day of July 2019, that the Real Estate Board expresses utmost regard and respect for **Alexander Mikail Gusev** and his professional legacy; and, so that all may know of the Board's expression of condolences, it is ORDERED this resolution be made a part of the official minutes of the Board and that a copy hereof be presented to the family of **Alexander Mikail Gusev**.

The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Moiz and Pineda.

Ms. Martine updated the Board on Board Member Training planned for October 3, 2019, and October 4, 2019. No action was taken by the Board.

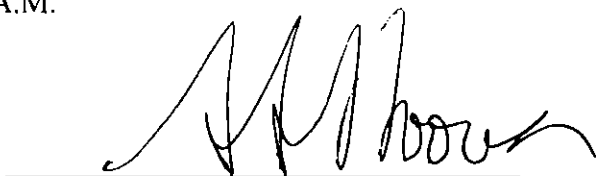
Administrative Issues

The Board reviewed the report from the July 10, 2019, Real Estate Board Education Committee meeting. A motion was made by Ms. Grimsley and seconded by Ms. Bower to accept the Education Committee meeting report. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Moiz and Pineda.

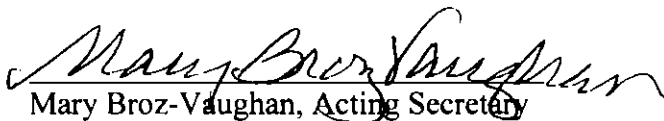
Education

There being no further business, the Board adjourned at 11:01 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: Lynn G. Grimsley
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board
(Name of Board)
4. Meeting/IFF Date: July 11, 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

7/11/2019
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: July 11, 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.

Ibrahim A. Moiz
Signature

7/11/19
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: July 11, 2019
(Date)

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

(Agenda Item)

Nature of Personal Interest Affected by Transaction: _____

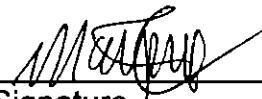
I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

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

07/11/19

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: July 11, 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

7/11/19
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: July 11, 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

7/11/19
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: July 11, 2019
(Date)

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

_____ (Agenda Item)

Nature of Personal Interest Affected by Transaction: _____

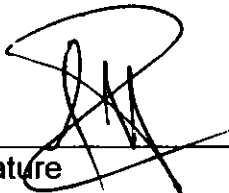
I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

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

7/10/19

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: July 11, 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

7/11/19
Date