

REAL ESTATE BOARD
MINUTES OF MEETING

July 15, 2021

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

Sharon Johnson, Chair
Ibrahim Moiz, Vice-Chair
Mayra Pineda
Marzia Abbasi
Nan Piland (arrived at 10:50 a.m.)
Catina Jones
Candice Bower
David Perry

Board member absent from the meeting: Margaret Davis

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

Mary Broz-Vaughan, Director
Christine Martine, Executive Director
Liz Hayes, Fair Housing Administrator
Deanda Shelton, Assistant Fair Housing Administrator
Jim Chapman, Board Administrator
Emily Trent, Administrative Assistant
Loraine Schroeder, Fair Housing Investigator

Tom Payne and Helen Hardiman from the Office of the Attorney General were present.

Ms. Johnson called the meeting to Order at 10:12 A.M.

Call to Order

A motion was made by Mr. Perry and seconded by Ms. Bower to approve the agenda. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Johnson, Jones, Moiz, Perry, and Pineda.

Agenda

A motion was made by Ms. Bower and seconded by Ms. Pineda to adopt the May 12, 2021, Fair Housing Sub-Committee Meeting minutes, and May 12, 2021, Real Estate Board Meeting

Minutes

minutes. The motion passed unanimously. Members voting “Yes” were Abassi, Bower, Johnson, Jones, Moiz, Perry, and Pineda.

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

In the matter of **Cathy Merendino v. SL Nusbaum Realty Co. and Lake View Apartments, LP dba Aero Apartments, REB File Number 2021-01455**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. A motion was made by Ms. Pineda and seconded by Mr. Perry 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 Abassi, Bower, Johnson, Jones, Moiz, Perry and Pineda.

In the matter of **Byron Coleman v. River Fox Realty LLC, Alexis Morehouse Thompson, Angela Mastandrea-Miller and Jeffrey S. Miller, REB File Number 2020-02815**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Byron Coleman, respondent, addressed the Board via teleconference. Lawrence Marshall, II, attorney for the respondents, and Alexis Morehouse Thompson, respondent, were present and addressed the Board. A motion was made by Ms. Pineda and seconded by Mr. Moiz to find no reasonable cause the respondents discriminated against the complainant by refusing to sell or negotiate to sell or intimidating, coercing or harassing the complainant based upon race. The motion passed unanimously. Members voting “Yes” were Abassi, Bower, Johnson, Moiz, Perry and Pineda.

Due to a possible conflict of interest, Ms. Jones recused herself from the discussion and vote in this matter.

In the matter of **Sonia Murray Allen and Charles Allen v. WKR, LLC and Bell-Key Properties Inc., dba Allied Bell-Key Realty, REB File Number 2021-00684**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Phillip Jones, representative for the respondents, was present and addressed the Board. A motion was made by Ms. Pineda and seconded by Ms. Bower to find no reasonable cause the respondents discriminated against the complainants by subjecting them to discriminatory terms and

Fair Housing Reports

Cathy Merendino v. SL Nusbaum Realty Co. and Lake View Apartments, LP dba Aero Apartments, REB File Number 2021-01455

Byron Coleman v. River Fox Realty LLC, Alexis Morehouse Thompson, Angela Mastandrea-Miller and Jeffrey S. Miller, REB File Number 2020-02815

Sonia Murray Allen and Charles Allen v. WKR, LLC and Bell-Key Properties Inc., dba Allied Bell-Key Realty, REB File Number 2021-00684

conditions; by refusing to rent or by refusing to make a reasonable accommodation based upon disability. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Johnson, Jones, Moiz, Perry and Pineda.

Nan Piland arrived at 10:50 a.m.

In the matter of **Ronald and Shirley Johnson v. CGC Sun Union Maple Bay, LLC and Mission Rock Residential, LLC, REB File Number 2021-00076**, the Board reviewed the record which consisted of the Final Investigative Report, revised Final Investigative Report, and Case Analysis. Ronald and Shirley Johnson, complainants, were present and addressed the Board. A motion was made by Ms. Pineda and seconded by Ms. Abassi to find no reasonable cause the respondents discriminated against the complainants by refusing to rent based upon race. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Johnson, Jones, Moiz, Perry, Piland and Pineda.

In the matter of **Latoya Willis v. 621 N. Payne Street, LLC and Van Metre Residential Management LLC, REB File Number 2021-00130**, the Board reviewed the record which consisted of the Final Investigative Report, revised Final Investigative Report, Case Analysis and supplemental Case Analysis. A motion was made by Ms. Pineda and seconded by Ms. Abassi to find no reasonable cause the respondents discriminated against the complainant by offering discriminatory terms and conditions based upon race. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Johnson, Jones, Moiz, Perry, Piland and Pineda.

Mr. Perry departed the Board meeting at 11:11 a.m.

In the matter of **Jean Morris v. Chesterfield Square Mutual Homes Inc., Drucker & Falk LLC, and Sonya Collins, REB File Number 2019-02327**, the Board reviewed the record which consisted of the Final Investigative Report, Case Analysis and Official Consultation of the Attorney General. Josh David, attorney for the respondents, was present and addressed the Board.

At 11:12 A.M., Ms. Pineda offered a motion which was

Arrival of Board Member

Ronald and Shirley Johnson v. CGC Sun Union Maple Bay, LLC and Mission Rock Residential, LLC, REB File Number 2021-00076

Latoya Willis v. 621 N. Payne Street, LLC and Van Metre Residential Management LLC, REB File Number 2021-00130

Departure of Board Member

Jean Morris v. Chesterfield Square Mutual Homes Inc., Drucker & Falk LLC, and Sonya Collins, REB File Number 2019-02327

Closed Session

seconded by Mr. Moiz, that the Board meeting be recessed and that the Real Estate Board immediately reconvene in closed meeting for the purpose of consultation with legal counsel and briefings by staff members pertaining to actual or probable litigation as permitted by §2.2-3711.A.7 of the *Code of Virginia*. The following non-members will be in attendance to reasonably aid the consideration of the topic: Thomas Payne, Helen Hardiman, Liz Hayes, Loraine Schroeder and Deanda Shelton.

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

Fair Housing Cases Item #6. – File Number 2019-02327 – Jean Morris v. Drucker Falk, LLC, Chesterfield Square Mutual Homes Inc. and Sonya Collins

At 11:36 A.M., a motion was made by Mr. Moiz and seconded by Ms. Piland that the Board reconvene in open session.

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

Certification

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

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

VOTE: 7-0

AYES: Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

NAYS: None.

ABSENT DURING THE VOTE: None.

ABSENT DURING THE MEETING: Davis and Perry.

In the matter of **Jean Morris v. Chesterfield Square Mutual Homes Inc., Drucker & Falk LLC, and Sonya Collins, REB File Number 2019-02327**, the Board reviewed the record which consisted of the Final Investigative Report, Case Analysis and Official Consultation of the Attorney General. Josh David, attorney for the respondents, was present and addressed the Board. A motion was made by Mr. Moiz and seconded by Ms. Bower to find no reasonable cause the respondents discriminated against the complainant by interfering with complainant's fair housing rights. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

Jean Morris v. Chesterfield Square Mutual Homes Inc., Drucker & Falk LLC, and Sonya Collins, REB File Number 2019-02327

In the matter of **Othelia Young v. The Franklin Johnston Group Management & Development LLC and Fountain Park Apartments LP, REB File Number 2021-02200**, a motion was made by Ms. Pineda and seconded by Ms. Bower to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

Othelia Young v. The Franklin Johnston Group Management & Development LLC and Fountain Park Apartments LP, REB File Number 2021-02200

In the matter of **Zakiya O. Mabery v. Van Metre Kensington Place, LLC and Van Metre Management Company, LLC, REB File Number 2021-01955**, a motion was made by Ms. Pineda and seconded by Mr. Moiz to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

Zakiya O. Mabery v. Van Metre Kensington Place, LLC and Van Metre Management Company, LLC, REB File Number 2021-01955

Tom Payne gave the Board a litigation update. No action was taken by the Board.

Litigation update

The Board recessed from 11:50 a.m. to 11:59 a.m.

Break

Ms. Martine went through the names on the board meeting sign in sheet asking each person who signed it if they wanted to address the board. She then told these individuals that they would have the opportunity to speak when their agenda item was called.

Attendance

Nancy Chen addressed the Board to appeal her license expiration. No action was taken by the Board.

Public Comment

In the matter of **File Number 2021-01235, Ahmad Shoib Abbasi**, 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. Ahmad Shoib Abbasi, applicant, was present and addressed the Board. A motion was made by Mr. Moiz and seconded by Ms. Piland 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. Abbasi's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

File Number 2021-01235, Ahmad Shoib Abbasi

In the matter of **File Number 2021-01303, Angela Marie Pope**, 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. Angela Marie Pope, applicant, was present and addressed the Board. A motion was made by Mr. Moiz and seconded by Ms. to Bower 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. Pope's application for a real estate salesperson's license, subject to an agreement for licensure for a period of one year wherein Ms. Pope and her broker will provide quarterly reports to the Board. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

File Number 2021-01303, Angela Marie Pope

In the matter of **File Number 2021-01553, Brandi M. Bovell**, 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 Mr. Moiz and seconded by Ms. Pineda 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. Bovell's application for a real estate salesperson's

File Number 2021-01553, Brandi M. Bovell

license. The motion passed unanimously. Members voting “Yes” were Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

In the matter of **File Number 2021-01304, Lance Dennis Wolff**, 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. Pineda 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. Wolff’s application for a real estate salesperson’s license. The motion passed unanimously. Members voting “Yes” were Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

File Number 2021-01304, Lance Dennis Wolff

In the matter of **File Number 2021-00883, Robert Alfred Cunningham, Jr.**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. Robert Alfred Cunningham, Jr., applicant, was present and addressed the Board. A motion was made by Mr. Moiz 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. Cunningham’s application for a real estate salesperson’s license. The motion passed unanimously. Members voting “Yes” were Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

File Number 2021-00883, Robert Alfred Cunningham, Jr.

In the matter of **File Number 2021-00884, Christopher Lee Chambers**, 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. Pineda 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. Chambers’ application for a real estate salesperson’s license. The motion passed unanimously.

File Number 2021-00884, Christopher Lee Chambers

Members voting “Yes” were Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

In the matter of **File Number 2021-00878, Rodney Santiago Carrera**, 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. Piland and seconded by Mr. Moiz to reject the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and instead deny Mr. Carrera’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 relationship of the crime to the purpose for requiring a license and agreed it would be negligent to grant a license and voted to deny the license. The motion passed unanimously. Members voting “Yes” were Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

File Number 2021-00878, Rodney Santiago Carrera

In the matter of **File Number 2021-01291, Mirza Usman Baig**, the case was deferred to the next Board meeting.

File Number 2021-01291, Mirza Usman Baig

In the matter of **File Number 2021-01233, Jonathan Robert Koslop**, 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 Mr. Moiz 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. Koslop’s application for a real estate salesperson’s license. The motion passed unanimously. Members voting “Yes” were Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

File Number 2021-01233, Jonathan Robert Koslop

In the matter of **File Number 2021-00882, Taurus Finley Dean, Sr.**, the case was deferred to the next Board meeting.

File Number 2021-00882, Taurus Finley Dean, Sr.

In the matter of **File Number 2021-00718, Michael Paul**

File Number 2021-

Elledge, 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. Piland 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. Elledge's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

00718, Michael Paul Elledge

In the matter of **File Number 2018-00425, Elizabeth Marshall Powell, t/a Elizabeth M. Powell**, the Board reviewed and reconsidered 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. Elizabeth Marshall Powell, respondent, Thomas Powell, witness, and Richard Thorsey, attorney for the respondent, were present and addressed the Board. A motion was made by Ms. Piland and seconded by Ms. Bower to accept the recommendation of the Informal Fact-Finding Conference to find a violation of 18 VAC 135-20-180.C.4 (Count 1) of the Board's 2015 Regulations, a violation of 18 VAC 135-20-180.A.2 (Count 2) of the Board's 2015 Regulations, a violation of 18 VAC 135-20-180.C.2 (Count 3) of the Board's 2015 Regulations and a violation of 18 VAC 135-20-260.12.b (Count 4) of the Board's 2015 Regulations. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Johnson, Jones, Piland and Pineda.

File Number 2018-00425, Elizabeth Marshall Powell, t/a Elizabeth M. Powell

A motion was made by Ms. Bower and seconded by Ms. Abassi to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and impose a monetary penalty of \$1,000.00 for the violation contained in Count 1, \$1,500.00 for the violation contained in Count 2, \$1,000.00 for the violation contained in Count 3, and \$2,000.00 for the violation contained in Count 4, for a total of \$5,500.00. The Board also imposes the following sanctions: For violation of Counts 1-4, Powell's license is placed on probation and required to complete three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management, two (2) classroom hours of Board-approved education pertaining to

Real Estate Board Regulations, and three (3) classroom hours of Board-approved education related to Brokerage and Agency Contract Responsibilities. Such course(s) shall be completed in a classroom. Further, Powell shall provide evidence acceptable to the Board that Powell has successfully completed the course(s) within six (6) months of the effective date of the Order. The above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation. Ms. Piland made a substitute motion to amend the sanctions to include revocation of Ms. Powell's salesperson license and to keep the monetary penalties as recommended. The change in the recommendation is due to the length of time the violations occurred and the nature of the violations including falsifying documents. Ms. Bower and Ms. Abassi agreed to the amendments in the substitute motion. Ms. Jones made a motion to amend the substitute motion for the sanctions to be revocation of license, and the continuing education as recommended but to not impose any monetary penalties. Ms. Piland agreed to these amendments. Ms. Bower and Ms. Abassi agreed to the amended substitute motion. The amended substitute motion is for revocation of Ms. Powell's salesperson license, no monetary penalties and placing Powell's license on probation and requiring her to complete three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management, two (2) classroom hours of Board-approved education pertaining to Real Estate Board Regulations, and three (3) classroom hours of Board-approved education related to Brokerage and Agency Contract Responsibilities. Such course(s) shall be completed in a classroom. Further, Powell shall provide evidence acceptable to the Board that Powell has successfully completed the course(s) within six (6) months of the effective date of the Order. The above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Johnson, Jones, Piland and Pineda.

Mr. Moiz recused himself from the vote at the request of Richard Thorse, attorney for the respondent. Mr. Thorse requested Mr. Moiz recuse himself due to comments Mr. Moiz made at the January 23, 2020, board meeting regarding this matter. While there was no objective offering of an actual or apparent conflict of interest with regard to Mr. Moiz's prior

actions, Mr. Moiz chose to recuse himself out of an abundance of caution.

In the matter of **File Number 2020-02303, David Lindsay Kabler**, 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. Piland and seconded by Mr. Moiz to find a violation of 18 VAC 135-20-180.B.1 (Count 1) of the Board's 2020 Regulations. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Johnson, Moiz, Piland and Pineda.

File Number 2020-02303, David Lindsay Kabler

A motion was made by Ms. Piland and seconded by Mr. Moiz to reject the recommendation contained in the Summary of the Informal Fact-Finding Conference and instead impose a monetary penalty of \$700.00 for the violation contained in Count 1, for a total of \$700.00. In addition, for violation of Count 1, Kabler's license is placed on probation for six (6) months and will be required to complete three (3) classroom hours of Board-approved post-license education pertaining to Escrow Management. Such course(s) shall be completed in a classroom. Further, Kabler shall provide evidence acceptable to the Board that Kabler has successfully completed the course(s) within six (6) months of the effective date of the Order. The above-referenced post-license education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation. The Board amended the recommended sanction to increase the monetary penalty and to add probation and post license education based on Kabler's prior disciplinary action. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Johnson, Moiz, Piland and Pineda.

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

In the matter of **File Number 2020-02157, William Edwin Close**, 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 Mr. Moiz and seconded by Ms. Piland to find a violation of 18 VAC 135-20-300.6 (Count 1) of the

File Number 2020-02157, William Edwin Close

Board's 2015 Regulations. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Johnson, Moiz, Piland and Pineda.

A motion was made by Mr. Moiz and seconded by Ms. Bower 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, for a total of \$600.00. In addition, for violation of Count 1, Close's license is placed on probation for six (6) months and required to complete six (6) classroom hours of Board-approved post education pertaining to Contract Writing. Such course(s) shall be completed in a classroom. Further, Close shall provide evidence acceptable to the Board that Close has successfully completed the course(s) within six (6) months of the effective date of the Order. The above-referenced continuing post-license education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Johnson, Moiz, Piland and Pineda.

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

In the matter of **File Number 2020-02510, Michelle Renea Wheeler**, 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. Michelle Renea Wheeler, respondent, was present and addressed the Board. A motion was made by Mr. Moiz and seconded by Ms. Piland to find a violation of §54.1-2137.B (Count 1) of the *Code of Virginia*, a violation of 18 VAC 135-20-260.12.c (Count 2) of the Board's 2015 Regulations, and a violation of 18 VAC 135-20-310.2 (Count 3) of the Board's 2015 Regulations. The motion passed unanimously. Members voting "Yes" were Bower, Johnson, Moiz, Piland and Pineda.

File Number 2020-02510, Michelle Renea Wheeler

A motion was made by Mr. Moiz and seconded by Ms. Piland to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose a monetary penalty of \$400.00 for the violation contained in Count 1, \$1,850.00 for the violation contained in Count 2, and \$600.00 for the violation contained in Count 3, for a total of \$2,850.00.

In addition, for violations of Counts 2 and 3, the Board imposed revocation of Wheeler's broker license and simultaneous issuance of a salesperson's license, effective on the date of execution of the Order. In addition, for violations of Counts 1, 2, and 3, Wheeler's license is placed on probation for six (6) months. The terms of the probation shall be: 1) For violation of Count 1, Wheeler is required to complete three (3) classroom hours of Board-approved post-license education pertaining to Agency Law. Further, Wheeler shall provide evidence acceptable to the Board that Wheeler has successfully completed the course(s) within six (6) months of the effective date of the Order. The above-referenced continuing post-license education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation. 2) For violation of Count 2, Wheeler is required to complete six (6) classroom hours of Board-approved post-license education pertaining to Contract Writing. Further, Wheeler shall provide evidence acceptable to the Board that Wheeler has successfully completed the course(s) within six (6) months of the effective date of the Order. The above-referenced continuing post-license education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation. 3) For violation of Count 3, Wheeler is required to complete three (3) classroom hours of Board-approved post-license education pertaining to Ethics and Standards of Conduct. Further, Wheeler shall provide evidence acceptable to the Board that Wheeler has successfully completed the course(s) within six (6) months of the effective date of the Order. The above-referenced continuing post-license education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation. The motion passed unanimously. Members voting "Yes" were Bower, Johnson, Moiz, Piland and Pineda.

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

In the matter of **File Number 2020-00142, John Patrick Morgan**, the case was deferred to the next Board meeting.

File Number 2020-00142, John Patrick Morgan

In the matter of **File Number 2020-02847, Sadie Ann Arseneault, t/a Sadie Home LLC**, the Board reviewed the

File Number 2020-02847, Sadie Ann

record which consisted of the Notice of Prima Facie Case, Report of Findings, including exhibits, and the Recommendation. A motion was made by Mr. Moiz and seconded by Ms. Pineda to find a violation of 18 VAC 135-20-310.2 (Count 1) of the Board's 2015 Regulations. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

Arseneault, t/a Sadie Home LLC

A motion was made by Mr. Moiz and seconded by Ms. Bower to accept the recommendation to impose a monetary penalty of \$600.00 for violation contained in Count 1, for a total of \$600.00. In addition, for violation of Count 1, Arseneault shall be placed on probation for a period of six months and required to complete three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management. Such course(s) shall be completed in a classroom. Further, Arseneault shall provide evidence acceptable to the Board that Arseneault has successfully completed the course(s) within six (6) months of the effective date of the Order. The above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

Ms. Johnson turned the position of Chair over to Mr. Moiz and recused herself from the meeting.

Transfer of Chair

In the matter of **File Number 2021-00766, Judy F. Woten**, the Board reviewed the Consent Order as seen and agreed to by Ms. Woten. A motion was made by Ms. Bower and seconded by Ms. Abassi to accept the proposed Consent Order offer wherein Woten 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 \$1,200.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$1,350.00. In addition, Woten 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 completion within six (6) months of the effective date of the Order. 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 Abassi, Bower,

File Number 2021-00766, Judy F. Woten

Jones, Moiz, Piland and Pineda.

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

Ms. Johnson returned and assumed the position of Chair.

In the matter of **File Number 2021-00534, Alva John Edwin Clever, t/a Edwin Clever**, the Board reviewed the Consent Order as seen and agreed to by Mr. Clever. Lawrence Marshall, II, and Barrie Bowers, attorneys for the respondent, were present and addressed the Board. A motion was made by Mr. Moiz and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Clever admits to a violation of a violation of 18 VAC 135-20-260.11 (Count 1) of the Board's 2015 Regulations, and a violation of 18 VAC 135-20-260.11.e (Count 2) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$1,400.00 for the violation contained in Count 1, \$1,500.00 for the violation contained in Count 2, as well as \$150.00 in Board costs, for a total of \$3,050.00. In addition, for violation of Counts 1 and 2, Clever agrees to complete at least six (6) classroom hours of Board-approved post-license education pertaining to Real Estate Law and Regulations and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced post-licensing 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 Abassi, Bower, Johnson, Jones, Moiz and Piland.

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

In the matter of **File Number 2020-01214, Barbara Z. Wilhelm**, the Board reviewed the Consent Order as seen and agreed to by Ms. Wilhelm. A motion was made by Mr. Moiz and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Wilhelm admits to a violation of a violation of 18 VAC 135-20-165.5 (Count 1) of the Board's 2015 Regulations, a violation of 18 VAC 135-20-165.4 (Count 2) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$500.00 for the violation contained in Count 1, \$750.00 for

Transfer of Chair

File Number 2021-00534, Alva John Edwin Clever, t/a Edwin Clever

File Number 2020-01214, Barbara Z. Wilhelm

the violation contained in Count 2, as well as \$150.00 in Board costs, for a total of \$1,400.00. In addition, for violation of Counts 1 and 2, Wilhelm agrees to complete at least four (4) classroom hours of Board-approved continuing education pertaining to Broker Management and Supervision and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Johnson, Jones, Moiz and Piland.

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

In the matter of **File Number 2021-00691, Pradeep Kumar Reddy Peddakkagari, t/a Pradeep Peddakkagari**, the Board reviewed the Consent Order as seen and agreed to by Mr. Peddakkagari. A motion was made by Ms. Bower and seconded by Mr. Moiz to accept the proposed Consent Order offer wherein Peddakkagari admits to a violation of 18 VAC 135-20-190.D.1 (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, Peddakkagari agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Rules and Regulations and provide proof of attendance and completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom and must be offered by an education provider other than Maram Realty, LLC. 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 Abassi, Bower, Johnson, Jones, Moiz and Pineda.

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

In the matter of **File Number 2020-02870, Edwin Joseph Daniel**, the Board reviewed the Consent Order as seen and

File Number 2021-00691, Pradeep Kumar Reddy Peddakkagari, t/a Pradeep Peddakkagari

File Number 2020-02870, Edwin Joseph

agreed to by Mr. Daniel. A motion was made by Ms. Bower and seconded by Mr. Moiz to accept the proposed Consent Order offer wherein Daniel admits to a violation of 18 VAC 135-20-260.12.b (Count 1) of the Board's 2015 Regulations, a violation of 18 VAC 135-20-260.12.e (Count 2) of the Board's 2015 Regulations, and a violation of §54.1-2137.B (Count 3) of the *Code of Virginia*, and agrees to a monetary penalty of \$2,500.00 for the violation contained in Count 1, \$950.00 for the violation contained in Count 2, \$500.00 for the violation contained in Count 3, as well as \$150.00 in Board costs, for a total of \$4,100.00. In addition, for violation of Counts 1 and 2, Daniel agrees to revocation of license. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Johnson, Jones, Moiz and Pineda.

Daniel

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

In the matter of **File Number 2020-02318, Aaron Edward Davis**, the Board reviewed the Consent Order as seen and agreed to by Mr. Davis. A motion was made by Ms. Piland and seconded by Mr. Moiz to reject the proposed Consent Order offer and instead offer a revised Consent Order wherein Davis admits to a violation of §54.1-2133.A.1 (Count 1) of the *Code of Virginia*, a violation of §54.1-2133.A.6 (Count 2) of the *Code of Virginia*, and a violation of 18 VAC 135-20-260.11.i (Count 3) 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, \$2,000.00 for the violation contained in Count 3, as well as \$150.00 in Board costs, for a total of \$3,150.00. In addition, Davis agrees to complete at least the number of classroom hours, as specified below, of Board-approved post-license education and provide proof of attendance and successful completion to the Board within six (6) months of the effective date of the Order. The courses must be completed in the classroom.

File Number 2020-02318, Aaron Edward Davis

- For violation of Count 1, two (2) hours pertaining to Current Industry Issues and Trends pertaining to Leasing;
- For violation of Count 2, two (2) hours pertaining to Current Industry Issues and Trends pertaining to Property Management; and
- For violation of Count 3, three (3) hours pertaining to Agency

In addition, for violation of Count 3, Davis agrees to a one (1)

year probation of his license as of the effective date of the Order. During the one (1) year probation, Davis 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 Davis and his principal broker that Davis is in compliance with the regulations of the Real Estate Board. Further, Davis agrees to revocation of his broker's license with simultaneous issuance of a salesperson's license due to the egregious nature of the violation. Mr. Davis has fourteen days to accept the counter offer, or the case will be sent to an Informal Fact-Finding Conference. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

In the matter of **File Number 2021-00275, Meghan Virginia Hicks**, the Board reviewed the Consent Order as seen and agreed to by Ms. Hicks. A motion was made by Mr. Moiz and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Hicks admits to a violation of 18 VAC 135-20-310.1 (Count 1) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$450.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$600.00. In addition, for the violation of Count 1, Hicks 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 completion within six (6) months of the effective date of the Order. 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 Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

File Number 2021-00275, Meghan Virginia Hicks

In the matter of **File Number 2020-00121, Angela Link Jordan**, the Board reviewed the Consent Order as seen and agreed to by Ms. Jordan. A motion was made by Mr. Moiz and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Jordan admits to a violation of §54.1-2137.B.1 (Count 1) of the *Code of Virginia*, a violation of §54.1-2133.A.5 (Count 2) of the *Code of Virginia*, a violation of 18 VAC 135-20-260.11.g (Count 3) of the Board's 2015 Regulations, and a violation of §54.1-2131.A.1 (Count 4) of the *Code of Virginia*, and agrees to a monetary penalty of \$500.00 for the violation contained in Count 1, \$500.00 for the violation contained in

File Number 2020-00121, Angela Link Jordan

Count 2, \$500.00 for the violation contained in Count 3, and \$1,200.00 for the violation contained in Count 4, as well as \$150.00 in Board costs, for a total of \$2,850.00. In addition, Jordan 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 Order. The course(s) must be completed in the classroom.

- For violation of Counts 1 and 4, three (3) hours pertaining to Real Estate Contracts; and
- For violation of Counts 2 and 3, three (3) hours pertaining to Ethics and Standards of Conduct.

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 Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

In the matter of **File Number 2021-01009, Shequanda Latifah Boone, t/a Shequandra Boone**, the Board reviewed the Consent Order as seen and agreed to by Ms. Boone. A motion was made by Mr. Moiz and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Boone 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, Boone 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 Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

File Number 2021-01009, Shequanda Latifah Boone, t/a Shequandra Boone

In the matter of **File Number 2021-00443, Ashley Brooke Edge**, the Board reviewed the Consent Order as seen and agreed

File Number 2021-00443, Ashley

to by Ms. Edge. A motion was made by Mr. Moiz and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Edge admits to a violation of §54.1-2132.A.4 (Count 1) of the *Code of Virginia*, and a violation of 18 VAC 135-20-300.6 (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, Edge 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.

Brooke Edge

- For violation of Count 1, three (3) hours pertaining to 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 Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

In the matter of **File Number 2021-00322, Jaclyn Pique, t/a Jackie Pique**, the Board reviewed the Consent Order as seen and agreed to by Ms. Pique. A motion was made by Mr. Moiz and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Pique admits to a violation of §54.1-2131.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. The monetary penalty stated above, except to the extent modified below, is required within six (6) months of the effective date of the Order. In addition, for violation of Count 1, Pique agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management and 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. The Board agrees to waive the above \$500.00 monetary penalty for Count 1 should Pique complete these

File Number 2021-00322, Jaclyn Pique, t/a Jackie Pique

requirements within the six (6) month period. 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 Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

In the matter of **File Number 2021-00608, Denise Marie Hawkins**, the Board reviewed the Consent Order as seen and agreed to by Ms. Hawkins. A motion was made by Mr. Moiz and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Hawkins 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, Hawkins 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 Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

File Number 2021-00608, Denise Marie Hawkins

In the matter of **File Number 2021-01007, Tammy Ann Busche, t/a Tammy Busche**, the Board reviewed the Consent Order as seen and agreed to by Ms. Busche. A motion was made by Mr. Moiz and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Busche 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, Busche agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management and provide proof of attendance and completion within nine (9) months of the effective date of the Order. 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

File Number 2021-01007, Tammy Ann Busche, t/a Tammy Busche

reinstatement of license. The motion passed unanimously. Members voting “Yes” were Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

In the matter of **File Number 2021-00811, James Patrick Enoch**, the Board reviewed the Consent Order as seen and agreed to by Mr. Enoch. A motion was made by Mr. Moiz and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Enoch 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, Enoch 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 Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

File Number 2021-00811, James Patrick Enoch

In the matter of **File Number 2020-02714, Jason M. Berg**, the Board reviewed the Consent Order as seen and agreed to by Mr. Berg. A motion was made by Mr. Moiz and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Berg admits to a violation of 18 VAC 135-20-260.11.i (Count 1) of the Board’s 2015 Regulations, and agrees to a monetary penalty of \$850.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$1,000.00. In addition, for the violation of Count 1, Berg agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Ethics and Standards of Conduct and complete at least three (3) classroom hours of Board-approved continuing education pertaining to Current Industry Issues and Trends pertaining to leasing and provide proof of attendance and completion within six (6) months of the effective date of the Order. 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 Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

File Number 2020-02714, Jason M. Berg

In the matter of **File Number 2021-01000, Atika Zainab Virk, t/a Atika Virk**, the Board reviewed the Consent Order as seen and agreed to by Ms. Virk. A motion was made by Mr. Moiz and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Virk 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 \$550.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$700.00. In addition, for the violation of Count 1, Virk 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 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 Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

File Number 2021-01000, Atika Zainab Virk, t/a Atika Virk

In the matter of **File Number 2021-01409, Kimberly Hope Hostetter**, the Board reviewed the Consent Order as seen and agreed to by Ms. Hostetter. A motion was made by Mr. Moiz and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Hostetter 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 the violation of Count 1, Hostetter 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 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 Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

File Number 2021-01409, Kimberly Hope Hostetter

In the matter of **File Number 2019-02123, Shelley Marie Dance**, the Board reviewed the Consent Order as seen and agreed to by Ms. Dance. A motion was made by Mr. Moiz and

File Number 2019-02123, Shelley Marie Dance

seconded by Ms. Bower to accept the proposed Consent Order offer wherein Dance 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 the violation of Count 1, Dance agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management and provide proof of attendance and 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 Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

In the matter of **File Number 2020-02719, Thomas Eric Cobb, t/a Eric Cobb**, the Board reviewed the Consent Order as seen and agreed to by Mr. Cobb. A motion was made by Mr. Moiz and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Cobb 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, Cobb 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 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 Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

File Number 2020-02719, Thomas Eric Cobb, t/a Eric Cobb

In the matter of **File Number 2021-01033, Dwayne Kevin Moyers**, the Board reviewed the Consent Order as seen and agreed to by Mr. Moyers. A motion was made by Mr. Moiz and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Moyers admits to a violation of §54.1-2137.B (Count 1) of the *Code of Virginia*, and agrees to a monetary

File Number 2021-01033, Dwayne Kevin Moyers

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, Moyers 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 Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

In the matter of **File Number 2021-00788, Ivan Randal Hutchison, t/a Bubba Hutchison**, the Board reviewed the Consent Order as seen and agreed to by Mr. Hutchison. A motion was made by Mr. Moiz and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Hutchison 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 the violation of Count 1, Hutchison 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 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 Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

File Number 2021-00788, Ivan Randal Hutchison, t/a Bubba Hutchison

In the matter of **File Number 2020-02835, Mondana Nicksolat, t/a Mandy Nicksolat**, the Board reviewed the Consent Order as seen and agreed to by Ms. Nicksolat. A motion was made by Mr. Moiz and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Nicksolat admits to a violation of 18 VAC 135-20-190.C.2 (Count 1) of the Board's 2015 Regulations, and a violation of 18 VAC 135-20-190.E.2 (Count 2) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$300.00 for the violation contained in Count 1, \$500.00 for the violation contained in

File Number 2020-02835, Mondana Nicksolat, t/a Mandy Nicksolat

Count 2, as well as \$150.00 in Board costs, for a total of \$950.00. In addition, for the violation of Counts 1-2, Nicksolat agrees to complete at least one (1) classroom hour of Board-approved continuing education pertaining to Real Estate Agency and provide proof of attendance and 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 Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

In the matter of **File Number 2021-00749, Michelle Marie Dean**, the Board reviewed the Consent Order as seen and agreed to by Ms. Dean. A motion was made by Mr. Moiz and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Dean 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, \$300.00 for the violation contained in Count 2, as well as \$150.00 in Board costs, for a total of \$950.00. In addition, Dean 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 Order. The courses must be completed in the classroom.

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

The Board shall waive \$300.00 of the monetary penalty for Count 2 provided Dean successfully completes continuing education within six (6) months of the effective date of the Order. If Dean fails to comply with this condition, then the full monetary penalty will be automatically imposed. 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

File Number 2021-00749, Michelle Marie Dean

unanimously. Members voting “Yes” were Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

Ms. Johnson turned the position of Chair over to Mr. Moiz and recused herself from the meeting.

In the matter of **File Number 2020-00915, Russell Ashby Lundy, III**, the Board reviewed the Consent Order as seen and agreed to by Mr. Lundy. Lawrence Marshall, II, attorney for the respondent, was present and addressed the Board. A motion was made by Ms. Piland and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Lundy 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 \$800.00 for the violation contained in Count 2, as well as \$150.00 in Board costs, for a total of \$950.00. In addition, for violation of Count 1, Lundy agrees to revocation of his license. The Board shall waive imposition of the \$800.00 monetary penalty for Count 2 based on Orders for Restitution entered against Lundy on September 11, 2019, in the Circuit Court of Mecklenburg County which require him to pay restitution due in full by September 11, 2027, to make his victims whole for the offenses committed. The motion passed unanimously. Members voting “Yes” were Abassi, Bower, Jones, Moiz, Piland and Pineda.

Due to potential conflict of interest, Ms. Johnson did not vote or did not vote or participate in the discussion in this matter.

Ms. Johnson returned and assumed the position of Chair.

In the matter of **File Number 2022-00087, Central Partners Now, LLC**, the Board reviewed the record which consisted of an investigative report and affidavit.

At 1:40 P.M., Mr. Moiz offered a motion which was seconded by Ms. Piland, that the Board meeting be recessed and that the Real Estate Board immediately reconvene in closed meeting for the purpose of consultation with legal counsel and briefings by staff members pertaining to actual or probable litigation as permitted by §2.2-3711.A.7 of the *Code of Virginia*. The following non-members will be in attendance to reasonably aid the consideration of the topic: Thomas Payne, Christine Martine, Bryan Youmans, Johnathan Darden and Mary Broz-

Transfer of Chair

File Number 2020-00915, Russell Ashby Lundy, III

Transfer of Chair

File Number 2022-00087, Central Partners Now, LLC

Closed Session

Vaughan.

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

Real Estate Case Agenda Item #42. – File Number 2022-00087– Central Partners Now, LLC

At 1:48 P.M., a motion was made by Mr. Moiz and seconded by Ms. Piland that the Board reconvene in open session.

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

Certification

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

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

VOTE: 7-0

AYES: Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

NAYS: None.

ABSENT DURING THE VOTE:

ABSENT DURING THE MEETING: Davis and Perry.

In the matter of **File Number 2022-00087, Central Partners Now, LLC**, a motion was made Mr. Moiz and seconded by Ms. Bower to request the Office of the Attorney General file a petition to place Central Partners Now, LLC, into receivership. The motion passed unanimously. Members voting "Yes" were

File Number 2022-00087, Central Partners Now, LLC

Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

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

Administrative Issues

A motion was made by Mr. Moiz and seconded by Ms. Bower to file an exempt regulatory action to conform Real Estate regulation, 18 VAC 135-20-180 as presented to the Board, to the change made to the statute by Chapter 426 of the 2021 Acts of Assembly. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

A motion was made by Mr. Moiz and seconded by Ms. Bower to file an exempt regulatory action to amend the relevant sections of the Fair Housing regulations, as presented to the Board, to conform to the changes made to the statute by Chapters 17 and 478 of the 2021 Acts of Assembly. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

A motion was made by Mr. Moiz and seconded by Ms. Pineda to file an exempt regulatory action to amend the relevant sections of the Real Estate regulations to conform to the changes made to Code of Virginia by Chapter 550 of the 2021 Acts of Assembly. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

The Board considered the request of Carol M. Jenkins, as executor to appoint herself to carry on the business of her late father, Latane T. Jenkins, who was the broker of Latane Jenkins Realty, for 180 days in order to close out the real estate business of Latane Jenkins Realty in accordance with §54.1-2109 of the *Code of Virginia*. A motion was made by Ms. Bower and seconded by Mr. Moiz to allow Carol M. Jenkins, to close out the real estate business of Latane Jenkins Realty in accordance with §54.1-2109 of the *Code of Virginia*. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

A motion was made by Ms. Bower and seconded by Ms. Pineda to approve a continuing education waiver request pursuant to §54.1-2105.03.D of the *Code of Virginia* for Robert Canter, and grant Mr. Canter an extension of sixty (60) days to complete the

required continuing education to renew his broker's license. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

The Board reviewed the following sections of the *Code of Virginia* to discuss proposed amendments to these code sections: §§54.1-2106.1, 54.1-2106.1.E, 54.1-2108.2 and 54.1-2349.B.2. A motion was made by Mr. Moiz and seconded by Ms. Jones to add the items discussed to the legislative wish list. The motion passed unanimously. Members voting "Yes" were Abassi, Bower, Johnson, Jones, Moiz, Piland and Pineda.

Ms. Bower departed the Board meeting at 2:07 P.M.

Departure of Board Member

A motion was made by Mr. Moiz and seconded by Ms. Jones to delegate authority to staff to grant approval to the appropriate individuals in death of broker requests to conclude the business of the firm pursuant to §54.1-2109 of the *Code of Virginia*. The motion passed unanimously. Members voting "Yes" were Abassi, Johnson, Jones, Moiz, Piland and Pineda.

New Business

There being no further business, the Board adjourned at 2:30 P.M.

Adjourn


Ibrahim Moiz, Vice-Chair


Mary Broz-Vaughan, Secretary

REAL ESTATE BOARD

VISITOR SIGN-IN SHEET

BOARD MEETING

July 15, 2021 – 10:00 A.M.

<u>NAME</u>	<u>PHONE</u>	<u>DO YOU WISH TO SPEAK?</u>
Joshua M. David	(57) 595-4500	If pre registered to speak.
Phillip Jones	(757) 218-8525	only for questions if asked.
Lamont Alford	(804) 346-2467	✓
MARZOM ABBASI	703-629-7664	Board Member
Angela Pope	(757) 692-3808	YES
Amanda Green	757-572-8271	NO.
Robert Cunningham	757-536-6671	yes
Lorenzo Suarez	757-408-8008	yes please
Quinn Willy	434-981-5528	yes
Thomas Powell	434-960-9433	yes
Ahmad Abbasi	571-535-6493	yes
Chris Wheeler	540-460-7414	yes
A. Richard Thurg	571-261-3952	Yes* comment objection to heavy
A.S. Edwin Clark	571-921-0126	no

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: July 15, 2021
(Date)

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

2020-0915
(Agenda Item)

Nature of Personal Interest Affected by Transaction: contacted by
party's father

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

6/15/21
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 15, 2021
(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

7/15/21
Date

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

TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government

1. Name: David Perry
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board
(Name of Board)
4. Meeting/IFF Date: July 15, 2021
(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

07/15/2021
Date

STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT

TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government

1. Name: Catina Jones
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board
(Name of Board)
4. Meeting/IFF Date: July 15, 2021
(Date)

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

Bryon Coleman V. River Fox Realty
(Agenda Item)

Nature of Personal Interest Affected by Transaction: _____

Agent discussed case with me

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.

C. Jones
Signature

7-15-21
Date

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

TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government

1. Name: Marzia Abbasi
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board
(Name of Board)
4. Meeting/IFF Date: July 15, 2021
(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

7/15/21

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 15, 2021
(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

07/15/21
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 15, 2021
(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 C. Bower
Signature

7/15/21
Date