

REAL ESTATE BOARD
MINUTES OF MEETING

September 7, 2016

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

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

Board Member absent from the meeting: Joseph Funkhouser, II, Chair

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

Jay DeBoer, Director
Christine Martine, Executive Director
Liz Hayes, Fair Housing Administrator
Deanda Shelton, Assistant Fair Housing Administrator
Jeffrey Williams, Board Administrator
Emily Trent, Administrative Assistant
Trudy Miller, Fair Housing Investigator
Loraine Schroeder, Fair Housing Investigator
Donnitria Whitfield, Fair Housing Investigator
Karen Taylor, Fair Housing Investigator

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

Ms. Ferebee called the meeting to Order at 9:05 A.M.

Call to Order

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

Agenda

A motion was made by Mr. Hoover and seconded by Ms. Johnson to adopt the following minutes: July 14, 2016, Fair Housing Sub-Committee Meeting and July 14, 2016, Real Estate Board Meeting. The motion passed unanimously.

Minutes

Members voting “Yes” were Ferebee, Gatewood, Grimsley, Hoover, Johnson and Odems.

There was no public comment.

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

In the matter of **Martin A. Dixon v. Ken Epling, Meade Realty, Inc., Frank Buchanan, Jr. and Mona Buchanan, File Number 2016-01732**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis and Recommendation and Supplemental Final Investigative Report. Ken Epling, respondent, was present and addressed the Board. A motion was made by Ms. Johnson and seconded by Mr. Hoover to find no reasonable cause. The motion passed unanimously. Members voting “Yes” were Ferebee, Gatewood, Grimsley, Hoover, Johnson and Odems.

In the matter of **Ashley and James Mullen v. Legum & Norman Realty, Inc. and Potomac Club Owners Associations, Inc., File Number 2016-01343**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis and Recommendation and Supplemental Final Investigative Report. Ms. Mullen, complainant, provided a written statement to the Board. Wil Washington, attorney for the respondents, was present and addressed the Board. A motion was made by Ms. Johnson and seconded by Mr. Hoover to find no reasonable cause. The motion passed unanimously. Members voting “Yes” were Ferebee, Gatewood, Grimsley, Hoover, Johnson and Odems.

In the matter of **Ed Cadogan and Kim Stanley v. Kourosh Houdsony, Shabnam Shahbazi, Yvonne Collins and Long & Foster Real Estate, Inc., REB File Number 2015-02660**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis and Recommendation and Supplemental Final Investigative Report and Official Consultation Memorandum from the Office of the Attorney General. Brien A. Roche, attorney for the Long & Foster Real Estate, Inc., respondent, Yvonne Collins, respondent and Kourosh Houdsony, respondent, were present and addressed the Board. A motion was made by Ms. Johnson and seconded by Mr. Odems to find no reasonable cause that Yvonne Collins,

Public Comment

Fair Housing Administrator’s Report

**Martin A. Dixon v.
Ken Epling, Meade
Realty, Inc., Frank
Buchanan, Jr. and
Mona Buchanan, File
Number 2016-01732**

**Ashley and James
Mullen v. Legum &
Norman Realty, Inc.
and Potomac Club
Owners Associations,
Inc., File Number
2016-01343**

**Ed Cadogan and
Kim Stanley v.
Kourosh Houdsony,
Shabnam Shahbazi,
Yvonne Collins and
Long & Foster Real
Estate, Inc., REB
File Number 2015-
02660**

respondent, in her individual capacity discriminated against the complainants by refusing to rent and engaging in discriminatory terms and conditions with regard to rental based upon familial status. The motion passed unanimously. Members voting “Yes” were Ferebee, Gatewood, Grimsley, Hoover, Johnson and Odems. A motion was made to find reasonable cause that Kourosh Houdsony, Shabnam Shahbazi, and Long & Foster Real Estate, Inc., respondents, discriminated against the complainants by refusing to rent and engaging in discriminatory terms and conditions with regard to rental based upon familial status. The motion passed unanimously. Members voting “Yes” were Ferebee, Gatewood, Grimsley, Hoover, Johnson and Odems.

In the matter of **Jerome Williams v. Cindy Guzman, AHC Management Limited Liability Company and AHC Limited Partnership-24, File Number 2016-02753**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis and Recommendation. A motion was made by Ms. Johnson and seconded by Mr. Hoover to find no reasonable cause. The motion passed unanimously. Members voting “Yes” were Ferebee, Gatewood, Grimsley, Hoover, Johnson and Odems.

Jerome Williams v. Cindy Guzman, AHC Management Limited Liability Company and AHC Limited Partnership-24, File Number 2016-02753

In the matter of **Lauren Katz v. OP Property Management LLC, Tidewater Oxford LP, AIMCO Reflections LLC, and Maxine Brown, REB File Number 2016-02231**, a motion was made by Ms. Johnson and seconded by Mr. Hoover to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting “Yes” were Ferebee, Gatewood, Grimsley, Hoover, Johnson and Odems.

Lauren Katz v. OP Property Management LLC, Tidewater Oxford LP, AIMCO Reflections LLC, and Maxine Brown, REB File Number 2016-02231

In the matter of **Randy and Delia Farmer v. Harbour Rentals, LLC and Kelly Griffin, File Number 2016-00553**, a motion was made by Ms. Johnson and seconded by Ms. Grimsley to approve the amended terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting “Yes” were Ferebee, Gatewood, Grimsley, Hoover, Johnson and Odems.

Randy and Delia Farmer v. Harbour Rentals, LLC and Kelly Griffin, File Number 2016-00553

In the matter of **Violet Supples v. Xuequing Sun, Brittney Lynn Copeland, Rebecca Lynn Copeland, Platinum Property Management, LLC, and Penfed Realty, LLC, File**

Violet Supples v. Xuequing Sun, Brittney Lynn

Number 2016-02264, the Board reviewed the conciliation agreement terms and determined no action could be taken as the Board has no statutory authority in this matter pertaining to the complainant.

**Copeland, Rebecca
Lynn Copeland,
Platinum Property
Management, LLC,
and Penfed Realty,
LLC, File Number
2016-02264**

In the matter of **File Number 2016-02765, Wayne Harris**, 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. Wayne Harris, applicant, and Mary Covell, witness, were present and addressed the Board. A motion was made by Mr. Hoover and seconded by Ms. Grimsley to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the Code of Virginia approve Mr. Harris' application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Ferebee, Gatewood, Grimsley, Hoover, Johnson and Odems.

**File Number 2016-
02765, Wayne Harris**

In the matter of **File Number 2016-02625, Federico Garay**, 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. Federico Garay, applicant, was present and addressed the Board. A motion was made by Mr. Hoover and seconded by Ms. Johnson to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the Code of Virginia approve Mr. Garay's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Ferebee, Gatewood, Grimsley, Hoover, Johnson and Odems.

**File Number 2016-
02625, Federico
Garay**

In the matter of **File Number 2016-02672, Joshua Traylor**, 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. Hoover and seconded by Ms. Johnson to accept the recommendation contained in the Summary of the

**File Number 2016-
02672, Joshua
Traylor**

Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the Code of Virginia approve Mr. Traylor's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Ferebee, Gatewood, Grimsley, Hoover, Johnson and Odems.

In the matter of **File Number 2016-02686, Antonio Hart**, 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. Antonio Hart, applicant, was present and addressed the Board. A motion was made by Mr. Hoover and seconded by Ms. Grimsley to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the Code of Virginia approve Mr. Hart's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Ferebee, Gatewood, Grimsley, Hoover, Johnson and Odems.

File Number 2016-02686, Antonio Hart

In the matter of **File Number 2016-02205, Jonathan Cowden**, 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. Jonathan Cowden, applicant, and Patricia Mancini, witness, were present and addressed the Board. A motion was made by Mr. Odems and seconded by Mr. Hoover to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) to deny Mr. Cowden'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 Cowden is unfit or unsuited to engage in the practice of the profession due to the nature and seriousness of the crime, the short amount of time elapsed since his last involvement in the commission of a crime and insufficient evidence of rehabilitation and voted to deny the license. The motion passed unanimously. Members voting "Yes" were Ferebee, Gatewood, Grimsley, Hoover, Johnson and Odems.

File Number 2016-02205, Jonathan Cowden

In the matter of **File Number 2016-02624, Lionel Wayne**

File Number 2016-

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

02624, Lionel Wayne Carter, Sr.

In the matter of **File Number 2016-02703, Philip A. Frank, Jr.**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. A motion was made by Ms. Johnson and seconded by Ms. Grimsley to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the Code of Virginia approve Mr. Frank's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Ferebee, Gatewood, Grimsley, Hoover, Johnson and Odems.

File Number 2016-02703, Philip A. Frank, Jr.

In the matter of **File Number 2016-02754, Robert D. Quinlan**, 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 D. Quinlan, applicant, was present and addressed the Board. A motion was made by Mr. Hoover and seconded by Ms. Grimsley to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the Code of Virginia approve Mr. Quinlan's application for a real estate broker's license. The motion passed unanimously. Members voting "Yes" were Ferebee, Gatewood, Grimsley, Hoover, Johnson and Odems.

File Number 2016-02754, Robert D. Quinlan

In the matter of **File Number 2016-02900, Donald E. Upton, Jr.**, the Board reviewed the record which consisted of the

File Number 2016-02900, Donald E.

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

Upton, Jr.

In the matter of **File Number 2016-03047, Brittany M. Stevens**, 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. Brittany M. Stevens, applicant, was present and addressed the Board. A motion was made by Ms. Johnson and seconded by Ms. Grimsley to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the Code of Virginia approve Ms. Stevens' application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Ferebee, Gatewood, Grimsley, Hoover, Johnson and Odems.

File Number 2016-03047, Brittany M. Stevens

In the matter of **File Number 2016-03353, Derrail Reynolds**, 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. Derrail Reynolds, applicant, was present and addressed the Board. A motion was made by Mr. Hoover and seconded by Ms. Johnson to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the Code of Virginia approve Mr. Reynolds' application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Ferebee, Gatewood, Grimsley, Hoover, Johnson and Odems.

File Number 2016-03353, Derrail Reynolds

In the matter of **File Number 2016-02520, Alexander Jason Morgan, t/a Alex Morgan**, the Board reviewed the record

File Number 2016-02520, Alexander

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. Alexander Jason Morgan, applicant, was present and addressed the Board. A motion was made by Mr. Odems and seconded by Mr. Hoover to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) to deny Mr. Morgan'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 Morgan is unfit or unsuited to engage in the practice of the profession due to the insufficient evidence of rehabilitation and not meeting the requirement of having a good reputation for honesty, truthfulness and fair dealing in such a manner as to safeguard the interests of the public and voted to deny the license. The motion passed by majority vote. Members voting "Yes" were Ferebee, Gatewood, Hoover, Johnson and Odems. Member voting "No" was Grimsley.

**Jason Morgan, t/a
Alex Morgan**

In the matter of **File Number 2016-02897, James C. Cutri**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. James C. Cutri, applicant, was present and addressed the Board. A motion was made by Ms. Johnson and seconded by Mr. Odems to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the Code of Virginia approve Mr. Cutri's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Ferebee, Gatewood, Grimsley, Hoover, Johnson and Odems.

**File Number 2016-
02897, James C.
Cutri**

In the matter of **File Number 2017-00094, John Winstead**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. John Winstead, applicant, was present and addressed the Board. A motion was made by Mr. Hoover and seconded by Ms. Grimsley to accept the recommendation contained in the

**File Number 2017-
00094, John
Winstead**

Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the Code of Virginia approve Mr. Winstead's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Ferebee, Gatewood, Grimsley, Hoover, Johnson and Odems.

In the matter of **File Number 2017-00095, Shawnese Ware**, 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. Shawnese Ware, applicant, was present and addressed the Board. A motion was made by Ms. Johnson and seconded by Mr. Odems to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the Code of Virginia approve Ms. Ware's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Ferebee, Gatewood, Grimsley, Hoover, Johnson and Odems.

File Number 2017-00095, Shawnese Ware

In the matter of **File Number 2017-00098, Diaunte Bell**, 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. Diaunte Bell, applicant, was present and addressed the Board. A motion was made by Ms. Johnson and seconded by Mr. Odems to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the Code of Virginia approve Mr. Bell's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Ferebee, Gatewood, Grimsley, Hoover, Johnson and Odems.

File Number 2017-00098, Diaunte Bell

In the matter of **File Number 2017-00099, Roger Simmons**, 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. Roger Simmons, applicant, was present and addressed the Board. A motion was made by Mr. Hoover and seconded by Ms. Grimsley to accept the recommendation contained in the

File Number 2017-00099, Roger Simmons

Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the Code of Virginia approve Mr. Simmons' application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Ferebee, Gatewood, Grimsley, Hoover, Johnson and Odems.

In the matter of **File Number 2017-00104, Josue Aviles**, 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. Josue Aviles, applicant, was present and addressed the Board. A motion was made by Ms. Grimsley and seconded by Mr. Hoover to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the Code of Virginia approve Mr. Aviles' application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Ferebee, Gatewood, Grimsley, Hoover, Johnson and Odems.

File Number 2017-00104, Josue Aviles

In the matter of **File Number 2017-00105, William Mulholland**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. William Mulholland, applicant, was present and addressed the Board. A motion was made by Ms. Johnson and seconded by Mr. Hoover to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the Code of Virginia approve Mr. Mulholland's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Ferebee, Gatewood, Grimsley, Hoover, Johnson and Odems.

File Number 2017-00105, William Mulholland

In the matter of **File Number 2014-03092, Ju Hun Park**, the Board reviewed the record which consisted of the investigative file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. A motion was made by Ms. Johnson and seconded by Mr. Hoover to accept the recommendation to close Count 1 finding no violation of 18 VAC 135-20-260.1. The motion passed unanimously.

File Number 2014-03092, Ju Hun Park

Members voting “Yes” were Ferebee, Gatewood, Hoover, Johnson and Odems. A motion was made by Ms. Johnson and seconded by Mr. Hoover to accept a violation of 18 VAC 135-20-260.11 (Count 2) of the Board’s 2003 Regulations. The motion passed unanimously. Members voting “Yes” were Ferebee, Gatewood, Hoover, Johnson and Odems.

A motion was made by Ms. Johnson and seconded by Mr. Odems to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose a monetary penalty of \$500.00 for the violation contained in Count 2, for a total of \$500.00. The Board also imposes the following sanctions: license revocation for the violation contained in Count 2. However, the license revocation is stayed, and Park’s license shall be placed on probation subject to the following condition: Park must provide evidence acceptable to the Board within six (6) months of the effective date of the order that he has successfully completed the thirty (30) classroom hours of Board-approved post-license education. Such course(s) shall be completed in a classroom. The above-referenced continuing education hours will not count towards any continuing education requirement, if applicable, for renewal, reinstatement, or activation of a license. If Park fails to comply with the terms of the probation, the license revocation shall be automatically imposed. The motion passed unanimously. Members voting “Yes” were Ferebee, Gatewood, Hoover, Johnson and Odems.

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

In the matter of **File Number 2015-02781, Bernard Edgar Marshall**, 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. Hoover and seconded by Ms. Grimsley to accept a violation of 18 VAC 135-20-310.2 (Count 1) of the Board’s 1999 Regulations. The motion passed unanimously. Members voting “Yes” were Ferebee, Gatewood, Hoover, Johnson and Odems.

File Number 2015-02781, Bernard Edgar Marshall

A motion was made by Mr. Hoover and seconded by Ms. Gatewood to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose

a monetary penalty of \$300.00 for the violation contained in Count 1, for a total of \$300.00. The Board also imposes the following sanctions: For the violation of Count 1, Marshall's license shall be placed on probation, and he is required to complete two (2) classroom hours of Board-approved continuing education pertaining to Legal Updates, two (2) classroom hours of Board-approved continuing education pertaining to Real Estate Agency, and two (2) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts. Such course(s) shall be completed in a classroom. Further, Marshall shall provide evidence acceptable to the Board that he has successfully completed the course(s) within three (3) months of the effective date of the order. The above-referenced continuing education hours will not count towards any continuing education requirement, if applicable, for renewal, reinstatement, or activation of a license. The motion passed unanimously. Members voting "Yes" were Ferebee, Gatewood, Hoover, Johnson and Odems.

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

In the matter of **File Number 2016-00412, Rochelle Michelle Donastorg**, 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. Hoover and seconded by Ms. Johnson to find no violation of 18 VAC 135-20-210 and close the file. The motion passed unanimously. Members voting "Yes" were Ferebee, Gatewood, Hoover, Johnson and Odems.

File Number 2016-00412, Rochelle Michelle Donastorg

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

In the matter of **File Number 2016-01512, Daniel Lee White**, the Board reviewed the Consent Order as seen and agreed to by Mr. White. A motion was made by Mr. Hoover and seconded by Mr. Odems to accept the proposed Consent Order offer wherein Mr. White admits to a violation of 18 VAC 135-20-260.10 (Count 1) of the Board's 2003 Regulations and agrees to a monetary penalty of \$1,500.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$1,650.00. In addition, for violation of Count 1, White agrees to complete at least two (2) classroom hours of Board-

File Number 2016-01512, Daniel Lee White

approved continuing education pertaining to Real Estate Agency, four (4) classroom hours pertaining to Broker Management and Supervision, and two (2) classroom hours of Board-approved continuing education pertaining to Escrow Management, and provide proof of attendance and successful completion within ninety (90) days of the effective date of 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 Ferebee, Gatewood, Hoover, Johnson and Odems.

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

In the matter of **File Number 2016-01513, Karen Lynn White t/a Karen White**, the Board reviewed the Consent Order as seen and agreed to by Ms. White. A motion was made by Mr. Hoover and seconded by Ms. Johnson to accept the proposed Consent Order offer wherein Ms. White admits to a violation of 18 VAC 135-20-260.10 (Count 1) of the Board's 2003 Regulations and agrees to \$150.00 in Board costs, for a total of \$150.00. In addition, White agrees to revocation of her license. The motion passed unanimously. Members voting "Yes" were Ferebee, Gatewood, Hoover, Johnson and Odems.

File Number 2016-01513, Karen Lynn White, t/a Karen White

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

In the matter of **File Number 2016-01931, Glen Norman Ruley**, the Board reviewed the Consent Order as seen and agreed to by Mr. Ruley. A motion was made by Ms. Johnson and seconded by Mr. Hoover to accept the proposed Consent Order offer wherein Mr. Ruley admits to a violation of 18 VAC 135-20-260.11.g (Count 1) of the Board's 2015 Regulations and agrees to a monetary penalty of \$500.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$650.00. In addition, for violation of Count 1, Ruley agrees to complete at least two (2) classroom hours of Board-approved continuing education pertaining to Escrow Management, and provide proof of attendance and successful completion within six (6) months of the effective

File Number 2016-01931, Glen Norman Ruley

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 Ferebee, Gatewood, Hoover, Johnson and Odems.

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

In the matter of **File Number 2014-01239, Youssef Salaheddine**, the Board reviewed the record which consisted of the investigative file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. A motion was made by Ms. Johnson and seconded by Ms. Grimsley to accept a violation of 18 VAC 135-20-260.1 (Count 1) of the Board's 2003 Regulations, and a violation of 18 VAC 135-20-260.11 (Count 2) of the Board's 2003 Regulations. The motion passed unanimously. Members voting "Yes" were Ferebee, Gatewood, Hoover, Johnson and Odems.

File Number 2014-01239, Youssef Salaheddine

A motion was made by Mr. Odems and seconded by Ms. Johnson to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference for Counts 1 and 2, suspension of Salaheddine's license until he completes a Board-approved pre-license education class and obtains passing scores on the State and National portions of the real estate examinations. After Salaheddine satisfies these requirements, the suspension shall be lifted, and his license will be placed on probation for one year. Salaheddine shall be required to complete 30 hours of Board-approved post-licensing education during that year. The motion passed unanimously. Members voting "Yes" were Ferebee, Gatewood, Hoover, Johnson and Odems.

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

In the matter of **File Number 2016-01383, Alfred L. Abbitt dba Al Abbitt**, 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

File Number 2016-01383, Alfred L. Abbitt dba Al Abbitt

Informal Fact-Finding Conference of the presiding Board member. A motion was made by Mr. Odems and seconded by Mr. Hoover to find no violation of 18 VAC 135-20-180.B.1.a and close the file. The motion passed unanimously. Members voting “Yes” were Ferebee, Gatewood, Hoover and Odems.

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

In the matter of **File Number 2017-00138, Ivan Marcelo Parada**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. A motion was made by Mr. Hoover and seconded by Ms. Gatewood to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and approve Mr. Parada’s application for a real estate salesperson’s license provided he submits evidence acceptable to the Board that he has completed the one (1) classroom hour of continuing education in Ethics and one (1) classroom hour of continuing education in Escrow Management which were imposed in his previous Order. The motion passed unanimously. Members voting “Yes” were Ferebee, Gatewood, Grimsley, Hoover and Odems.

File Number 2017-00138, Ivan Marcelo Parada

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

In the matter of **File Number 2015-01325, Raul Antonio Haines**, 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. Odems and seconded by Mr. Hoover to accept a violation of 18 VAC 135-20-270.3 (Count 1) of the Board’s 2003 Regulations, a violation of 18 VAC 135-20-310.1 (Count 2) of the Board’s 1999 Regulations, a violation of §54.1-2133.A.1 (Count 3) of the *Code of Virginia* and a violation of 18 VAC 135-20-300.6 (Count 4) of the Board’s 2008 Regulations. The motion passed unanimously. Members voting “Yes” were Ferebee, Gatewood, Grimsley, Hoover and Odems.

File Number 2015-01325, Raul Antonio Haines

A motion was made by Mr. Hoover and seconded by Mr. Odems to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose a monetary penalty of \$2,000.00 for the violation contained in Count 1, \$500.00 for the violation contained in Count 2, \$500.00 for the violation contained in Count 3 and \$500.00 for the violation contained in Count 4, for a total of \$3,500.00. The Board also imposes the following sanctions: For the violation of Counts 1 and 3, license revocation is imposed. For violation of Count 1, Haines' license shall be placed on probation and he's required to complete three (3) classroom hours of Board-approved continuing education pertaining to Ethics. Such course(s) shall be completed in a classroom. Further, Haines shall provide evidence acceptable to the Board that he has successfully completed the course(s) within three (3) months of the effective date of the order. The above-referenced continuing education hours will not count towards any continuing education requirement, if applicable, for renewal, reinstatement, or activation of a license. For violation of Count 3, Haines' license shall be placed on probation and he's required to complete three (3) classroom hours of Board-approved continuing education pertaining to Property Management. Such course(s) shall be completed in a classroom. Further, Haines shall provide evidence acceptable to the Board that he has successfully completed the course(s) within three (3) months of the effective date of the order. The above-referenced continuing education hours will not count towards any continuing education requirement, if applicable, for renewal, reinstatement, or activation of a license. Further, for the violation of Count 4, Haines' license shall be placed on probation, and he shall be required to complete three (3) classroom hours of Board-approved continuing education pertaining to Contracts. Such course(s) shall be completed in a classroom. Further, Haines shall provide evidence acceptable to the Board that he has successfully completed the course(s) within three (3) 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 Ferebee, Gatewood, Grimsley, Hoover and Odems.

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

In the matter of **File Number 2014-01532, David Tahamtan Boroozad**, 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. David Tahamtan Boroozad, respondent, and Kimberly Murphy, attorney for the respondent, were present and addressed the Board. A motion was made by Mr. Hoover and seconded by Ms. Grimsley to accept a violation of 18 VAC 135-20-260.1 (Count 1) of the Board's 2003 Regulations and 18 VAC 135-20-260.11 (Count 2) of the Board's 2003 Regulations. The motion passed unanimously. Members voting "Yes" were Ferebee, Gatewood, Grimsley, Hoover and Odems.

File Number 2014-01532, David Tahamtan Boroozad

A motion was made by Ms. Grimsley and seconded by Mr. Hoover to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose the following sanctions: For the violations of Counts 1 and 2, Boroozad's license shall be suspended until he completes a Board-approved pre-license education class and obtains passing scores on the State and National portions of the real estate examinations. After Boroozad satisfies these requirements, the suspension shall be lifted, and his license will be placed on probation for one year. Boroozad shall be required to complete 30 hours of Board-approved post-licensing education during that year. The motion passed unanimously. Members voting "Yes" were Ferebee, Gatewood, Grimsley, Hoover and Odems.

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

In the matter of **File Number 2016-00515, Juliet Virginia Gee, t/a Julie Gee**, 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. Juliet Virginia Gee, respondent, was present and addressed the Board. A motion was made by Mr. Hoover and seconded by Ms. Grimsley to accept a violation of §54.1-2132.A.4 (Count 1) of the *Code of Virginia*. The motion passed unanimously. Members voting "Yes" were Ferebee, Gatewood, Grimsley, Hoover and Odems.

File Number 2016-00515, Juliet Virginia Gee, t/a Julie Gee

A motion was made by Mr. Hoover and seconded by Ms. Grimsley to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose no monetary penalty. The motion passed unanimously. Members voting "Yes" were Ferebee, Gatewood, Grimsley, Hoover and Odems.

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

In the matter of **File Number 2014-01196, Anil Kumar Sareen**, 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. Anil Kumar Sareen, respondent, was present and addressed the Board. A motion was made by Mr. Hoover and seconded by Ms. Grimsley to accept a violation of 18 VAC 135-20-260.1 (Count 1) of the Board's 2003 Regulations and a violation of 18 VAC 135-20-260.11 (Count 2) of the Board's 2003 Regulations. The motion passed unanimously. Members voting "Yes" were Ferebee, Gatewood, Hoover, Grimsley and Odems.

File Number 2014-01196, Anil Kumar Sareen

A motion was made by Mr. Hoover and seconded by Ms. Grimsley to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose no monetary penalties for Counts 1 and 2. The Board also imposes suspension of Sareen's license until he completes a Board-approved pre-license education class and obtains passing scores on the State and National portions of the real estate examinations. After Sareen satisfies these requirements, the suspension shall be lifted, and his license will be placed on probation for one year. Sareen shall be required to complete 30 hours of Board-approved post-licensing education during that year. The motion passed unanimously. Members voting "Yes" were Ferebee, Gatewood, Hoover, Grimsley and Odems.

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

In the matter of **File Number 2016-00837, Michael Gene Chang**, the Board reviewed the record which consisted of the

File Number 2016-00837, Michael Gene

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. Lawrence Marshall, II, attorney for the respondent, was present and addressed the Board. A motion was made by Ms. Grimsley and seconded by Ms. Gatewood to accept a violation of 18 VAC 135-20-260.11 (Count 1) of the Board's 2003 Regulations, a violation of 18 VAC 135-20-210 (Count 2) of the Board's 2008 Regulations, and a violation of 18 VAC 135-20-250 (Count 3) of the Board's 2003 Regulations. The motion passed unanimously. Members voting "Yes" were Gatewood, Hoover, Grimsley and Odems.

Chang

A motion was made by Ms. Grimsley and seconded by Ms. Gatewood to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose a monetary penalty of \$1,650.00 for the violation contained in Count 1, \$300.00 for the violation contained in Count 2, and \$1,950.00 for the violation contained in Count 3, for a total of \$3,900.00. The Board also imposes the following sanctions: For the violation of Counts 1, 2 and 3, revocation of license. The motion passed unanimously. Members voting "Yes" were Gatewood, Hoover, Grimsley and Odems.

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

In the matter of **File Number 2015-03084, Gina R. Paxton**, the Board reviewed the Consent Order as seen and agreed to by Ms. Paxton. A motion was made by Ms. Grimsley and seconded by Mr. Odems to accept a violation of 18 VAC 135-20-260.12 (Count 1) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$2,500.00 for the violation of Count 1, and \$150.00 in Board costs, for a total of \$2,650.00. In addition, for violation of Count 1, Paxton agrees to a two (2) year probation of her license as of the effective date of the order. During the two (2) year probation, Paxton 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 Paxton and her principal broker that Paxton is in compliance with the regulations of the Real Estate Board. If Paxton violates any terms of the probation, her license may be revoked, pending review by the Board. In addition, for violation of Count 1,

File Number 2015-03084, Gina R. Paxton

Paxton agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Ethics and Standards of Conduct and at least three (3) classroom hours of Board-approved continuing education pertaining to Legal Updates and provide proof of attendance and successful completion within six (6) months of the effective date of the order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Johnson, Hoover, Gatewood, Grimsley and Odems.

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

In the matter of **File Number 2016-01768, Miranda Novella Dudley**, the Board reviewed the Consent Order as seen and agreed to by Ms. Dudley. A motion was made by Ms. Grimsley and seconded by Mr. Odems to accept the proposed Consent Order offer wherein Ms. Dudley admits to a violation of 18 VAC 135-20-260.11.g (Count 1) of the Board's 2015 Regulations, and a violation of 18 VAC 135-20-310.2 (Count 2) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$500.00 for the violation of Count 1, \$500.00 for the violation of Count 2, as well as \$150.00 in Board costs, for a total of \$1,150.00. In addition, for violation of Count 1, Dudley 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. These courses must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Ferebee, Johnson, Gatewood, Grimsley and Odems.

File Number 2016-01768, Miranda Novella Dudley

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

In the matter of **File Number 2016-01681, Kavita Chadha**, the Board reviewed the Consent Order as seen and agreed to

File Number 2016-01681, Kavita

by Ms. Chadha. A motion was made by Ms. Grimsley and seconded by Ms. Gatewood to accept the proposed Consent Order offer wherein Ms. Chadha admits to a violation of §54.1-2132.A.4 (Count 1) of the *Code of Virginia*, and agrees to a monetary penalty of \$500.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$650.00. In addition, for violation of Count 1, Chadha 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. These courses must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting “Yes” were Ferebee, Johnson, Gatewood, Grimsley and Hoover.

Chadha

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

In the matter of **File Number 2016-02185, Kurt Allen Duty**, the Board reviewed the Consent Order as seen and agreed to by Mr. Duty. A motion was made by Ms. Johnson and seconded by Ms. Grimsley to accept the proposed Consent Order offer wherein Mr. Duty admits to a violation of 18 VAC 135-20-260.11 (Count 1) of the Board’s 2003 Regulations, and agrees to a monetary penalty of \$1,650.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$1,800.00. In addition, for violation of Count 1, Duty agrees to complete at least two (2) classroom hours of Board-approved continuing education pertaining to Real Estate Agency; at least three (3) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts; 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. These courses must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting “Yes” were Ferebee, Johnson,

File Number 2016-02185, Kurt Allen Duty

Gatewood, Grimsley and Hoover.

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

In the matter of **File Number 2014-03168, Shin Hee Park**, the Board reviewed the record which consisted of the Notice, the Report of Findings, including exhibits, and the Recommendation. A motion was made by Ms. Grimsley and seconded by Mr. Odems to accept a violation of 18 VAC 135-20-260.1 (Count 1) of the Board's 2003 Regulations. The motion passed unanimously. Members voting "Yes" were Ferebee, Johnson, Gatewood, Grimsley, Hoover and Odems. A motion was made by Mr. Odems and seconded by Mr. Hoover to accept the recommendation to impose a monetary penalty of \$1,100.00 for the violation contained in Count 1, for a total of \$1,100.00. The Board also imposes the following sanctions: For violation of Count 1, license revocation. The motion passed unanimously. Members voting "Yes" were Ferebee, Johnson, Gatewood, Grimsley, Hoover and Odems.

File Number 2014-03168, Shin Hee Park

In the matter of **File Number 2016-00091, Ashley Brooke Bower Palmer**, the Board reviewed the record which consisted of the Notice, the Report of Findings, including exhibits, and the Recommendation. A motion was made by Ms. Grimsley and seconded by Mr. Hoover to accept a violation of §54.1-2132.A.4 (Count 1) of the *Code of Virginia*. The motion passed unanimously. Members voting "Yes" were Ferebee, Johnson, Gatewood, Grimsley, Hoover and Odems. A motion was made by Ms. Grimsley and seconded by Ms. Johnson to accept the recommendation to impose a monetary penalty of \$450.00 for the violation contained in Count 1, for a total of \$450.00. The Board also imposes the following sanctions: For violation of Count 1, the respondent shall be placed on probation 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, the respondent shall provide evidence acceptable to the Board that the respondent has successfully completed the course(s) within three (3) 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.

File Number 2016-00091, Ashley Brooke Bower Palmer

Members voting “Yes” were Ferebee, Johnson, Gatewood, Grimsley, Hoover and Odems.

In the matter of **File Number 2014-03175, Angela Jieun Tak Kim**, the Board reviewed the record which consisted of the Notice, the Report of Findings, including exhibits, and the Recommendation. A motion was made by Mr. Hoover and seconded by Ms. Gatewood to accept a violation of 18 VAC 135-20-260.11 (Count 1) of the Board’s 2003 Regulations. The motion passed unanimously. Members voting “Yes” were Ferebee, Johnson, Gatewood, Grimsley, Hoover and Odems. A motion was made by Ms. Grimsley and seconded by Ms. Johnson to accept the recommendation to impose a monetary penalty of \$500.00 for the violation contained in Count 1, for a total of \$500.00. The Board also imposes the following sanctions: For violation of Count 1, license revocation. The motion passed unanimously. Members voting “Yes” were Ferebee, Johnson, Gatewood, Grimsley, Hoover and Odems.

File Number 2014-03175, Angela Jieun Tak Kim

In the matter of **File Number 2016-00437, Patrick Louis Sanford, t/a Patrick Sanford**, the Board reviewed the Consent Order as seen and agreed to by Mr. Sanford. A motion was made by Ms. Grimsley and seconded by Ms. Johnson to accept the proposed Consent Order offer wherein Mr. Sanford admits to a violation of 18 VAC 135-20-260.10 (Count 1) of the Board’s 2003 Regulations, and agrees to a monetary penalty of \$1,500.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$1,650.00. In addition, for violation of Count 1, Sanford agrees to complete at least four (4) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts and 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. These courses must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting “Yes” were Ferebee, Johnson, Gatewood, Grimsley, Hoover and Odems.

File Number 2016-00437, Patrick Louis Sanford, t/a Patrick Sanford

In the matter of **File Number 2014-03166, Sung Woo Kim**, the Board reviewed the Consent Order as seen and agreed to

File Number 2014-03166, Sung Woo

by Mr. Kim. A motion was made by Mr. Hoover and seconded by Ms. Grimsley to accept the proposed Consent Order offer wherein Mr. Kim admits to a violation of 18 VAC 135-20-260.1 (Count 1) of the Board's 2003 Regulations and agrees to a monetary penalty of \$750.00, as well as \$150.00 in Board costs, for a total of \$900.00. In addition, for violation of Count 1, Kim agrees to revocation of his license. The motion passed unanimously. Members voting "Yes" were Ferebee, Johnson, Gatewood, Grimsley, Hoover and Odems.

Kim

In the matter of **File Number 2014-03222, Seungmi Suh**, the Board reviewed the Consent Order as seen and agreed to by Ms. Suh. A motion was made by Ms. Johnson and seconded by Ms. Gatewood to accept the proposed Consent Order offer wherein Ms. Suh admits to a violation of 18 VAC 135-20-260.1 (Count 1) of the Board's 2003 Regulations and agrees to \$150.00 in Board costs, for a total of \$150.00. In addition, for violation of Count 1, Suh agrees to revocation of her license. The motion passed unanimously. Members voting "Yes" were Ferebee, Johnson, Gatewood, Grimsley, Hoover and Odems.

File Number 2014-03222, Seungmi Suh

In the matter of **File Number 2015-01001, Jin Koo Paik, t/a Jay Paik**, the Board reviewed the Consent Order as seen and agreed to by Mr. Paik. A motion was made by Ms. Johnson and seconded by Ms. Gatewood to accept the proposed Consent Order offer wherein Mr. Paik admits to a violation of 18 VAC 135-20-260.1 (Count 1) of the Board's 2003 Regulations and agrees to a \$150.00 in Board costs, for a total of \$150.00. In addition, for violation of Count 1, Paik agrees to revocation of his license. The motion passed unanimously. Members voting "Yes" were Ferebee, Johnson, Gatewood, Grimsley, Hoover and Odems.

File Number 2015-01001, Jin Koo Paik, t/a Jay Paik

In the matter of **File Number 2016-01445, Dorothy J. Taylor t/a Dottie Taylor**, the Board reviewed the Consent Order as seen and agreed to by Ms. Taylor. A motion was made by Ms. Johnson and seconded by Ms. Gatewood to accept the proposed Consent Order offer wherein Mr. Taylor admits to a violation of §54.1-2131.A.4 (Count 1) of the *Code of Virginia*. In addition, for violation of Count 1, Taylor agrees to the voluntary surrender of her license. The motion passed unanimously. Members voting "Yes" were Ferebee, Johnson, Gatewood, Grimsley, Hoover and Odems.

File Number 2016-01445, Dorothy J. Taylor t/a Dottie Taylor

In the matter of **File Number 2016-01867, Ninh Nguyen Ta**

File Number 2016-

t/a Mario Ta, the Board reviewed the Consent Order as seen and agreed to by Mr. Ta. A motion was made by Ms. Grimsley and seconded by Ms. Johnson to accept the proposed Consent Order wherein Mr. Ta admits to a violation of §54.1-2132.A.4 (Count 1) of the *Code of Virginia*; a violation of 18 VAC 135-20-310.2 (Count 2) of the Board's 2015 Regulations; a violation of §54.1-2132.A.4 (Count 3) of the *Code of Virginia*; and a violation of 18 VAC 135-20-310.2 (Count 4) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$450.00 for the violation contained in Count 1, \$700.00 for the violation of Count 2, \$450.00 for the violation contained in Count 3, \$700.00 for the violation contained in Count 4, as well as \$150.00 in Board costs, for a total of \$2,450.00. In addition, for violation of Counts 1, 2, 3 and 4, Ta agrees to complete at least eight (8) classroom hours of Board-approved continuing education pertaining to Ethics and Standards of Conduct and at least four (4) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. Further, for violation of Counts 1 and 3, Ta 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 Ferebee, Gatewood, Grimsley, Hoover, Johnson and Odems.

In the matter of **File Number 2016-02137, Sheryl Lynn Curtis**, the Board reviewed the Consent Order as seen and agreed to by Ms. Curtis. A motion was made by Ms. Grimsley and seconded by Ms. Gatewood to accept the proposed Consent Order wherein Ms. Curtis admits to a violation of 18 VAC 135-20-260.7 (Count 1) of the Board's 2003 Regulations, and a violation of 18 VAC 135-20.260.8 (Count 2) of the Board's 2003 Regulations, and agrees to a monetary penalty of \$250.00 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 \$850.00. The motion

01867, Ninh Nguyen
Ta t/a Mario Ta

File Number 2016-
02137, Sheryl Lynn
Curtis

passed unanimously. Members voting “Yes” were Ferebee, Gatewood, Grimsley, Hoover, Johnson and Odems.

In the matter of **File Number 2016-02360, Steven S. Johnson**, the Board reviewed the Consent Order as seen and agreed to by Mr. Johnson. A motion was made by Mr. Hoover and seconded by Ms. Gatewood to accept the proposed Consent Order offer wherein Mr. Johnson admits to a violation of 18 VAC 135-20-260.11.g (Count 1) of the Board’s 2015 Regulations, and a violation of 18 VAC 135-20-310.2 (Count 2) of the Board’s 2015 Regulations, and agrees to a monetary penalty of \$500.00 for the violation of Count 1, \$700.00 for the violation of Count 2, as well as \$150.00 in Board costs, for a total of \$1,350.00. In addition, for violation of Counts 1 and 2, Johnson 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 Ferebee, Johnson, Gatewood, Grimsley, Hoover and Odems.

File Number 2016-02360, Steven S. Johnson

In the matter of **File Number 2016-02759, Sandra Amory-Wallace t/a Leann Amory-Wallace**, the Board reviewed the Consent Order as seen and agreed to by Ms. Amory-Wallace. A motion was made by Ms. Grimsley and seconded by Ms. Johnson to accept the proposed Consent Order offer wherein Ms. Amory-Wallace admits to a violation of 18 VAC 135-20-260.11.g (Count 1) of the Board’s 2015 Regulations, and a violation of 18 VAC 135-20-310.2 (Count 2) of the Board’s 2015 Regulations, and agrees to a monetary penalty of \$500.00 for the violation of Count 1, \$700.00 for the violation of Count 2, as well as \$150.00 in Board costs, for a total of \$1,350.00. In addition, for violation of Count 1, Amory-Wallace 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

File Number 2016-02759, Sandra Amory-Wallace t/a Leann Amory-Wallace

any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting “Yes” were Ferebee, Johnson, Gatewood, Grimsley, Hoover and Odems.

A motion was made by Mr. Hoover and seconded by Mr. Odems to deny Peggy Coffey’s request to waive continuing education per §54.1-2105.03.D of the Code of Virginia. The motion passed unanimously. Members voting “Yes” were Ferebee, Johnson, Gatewood, Grimsley, Hoover and Odems.

Administrative Issues

A motion was made by Mr. Hoover and seconded by Mr. Odems to deny Max Goodgion’s request to waive continuing education per §54.1-2105.03.D of the Code of Virginia. The motion passed unanimously. Members voting “Yes” were Ferebee, Johnson, Gatewood, Grimsley, Hoover and Odems.

The Board discussed the definition of family pertaining to regulation 18 VAC 135-20-210. A motion was made by Mr. Hoover and seconded by Ms. Grimsley to bring a recommendation before the Board at the October 26, 2016, Real Estate Board meeting. The motion passed unanimously. Members voting “Yes” were Ferebee, Johnson, Gatewood, Grimsley, Hoover and Odems.

The Board reviewed the report from the September 6, 2016, Real Estate Board Education Committee meeting. A motion was made by Mr. Hoover and seconded by Mr. Odems to approve the amended Education Committee meeting minutes to reflect Course Number 0214021626 Safety Matters: Safe Business = Smart Business, 3 hours Real Estate Related, GCAAR is not approved because it does not meet the criteria for continuing education elective content. The motion passed unanimously. Members voting “Yes” were Ferebee, Gatewood, Grimsley, Hoover, Johnson and Odems.

Education

A motion was made by Ms. Johnson and seconded by Ms. Grimsley to accept the Application Review Matrix as presented. The motion passed unanimously. Members voting “Yes” were Ferebee, Gatewood, Grimsley, Hoover, Johnson and Odems.

Old Business

The Board established an application review committee with Board members Sandee Ferebee, Steve Hoover, Sharon Johnson and Libby Gatewood.

There being no further business, the Board adjourned at 11:39 **Adjourn**
P.M.

Joseph Funkhouser, Chair

Jay W. DeBoer, Secretary

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