

**REAL ESTATE BOARD**

**TENTATIVE AGENDA**

**Wednesday, December 1, 2021 - 10:00 a.m.**

**2<sup>nd</sup> Floor – Board Room 2**

**Department of Professional and Occupational Regulation**

**9960 Mayland Drive**

**Richmond, Virginia 23233**

**(804) 367-8526**

**I. CALL TO ORDER**

**II. ADMINISTRATIVE MATTERS**

1. Approval of Agenda
2. Approval of Minutes:
  - A. October 7, 2021, Real Estate Board Meeting

**III. PUBLIC COMMENT PERIOD \*\***

**IV. FAIR HOUSING REPORTS**

1. Fair Housing Administrator's Report
2. Litigation update

**V. FAIR HOUSING CASES**

1. Melissa White v. Green Tree Apartments LLC and Oak Grove Associates LLC, dba Templeton Property  
REB File Number: 2021-00734  
HUD File Number: 03-21-7028-8
2. Irvin and Kyana Reuther v. Everette and Sandra Beverly and Audrea Beverly Carmer  
REB File Number: 2021-00683  
HUD File Number: 03-21-7029-8
3. Alicia Windsong Diamond v. Fieldstone Senior, LP and Park Properties Management Company, LLC  
REB File Number: 2021-02752  
HUD File Number: N/A
4. Mamie T. Grady v. Dodson Property Management, LLC, New Manchester Flats ICV, LLC and Samantha Guckert Miller  
{Previously known as Samantha Guckert}  
REB File Number: 2021-02626  
HUD File Number: 03-21-9270-8  
{Conciliation: Race and Elderliness}

## VI. REAL ESTATE CASES

1. File Number 2021-01916 – Thuan Trong Nguyen  
IFF by Piland – Licensing
2. File Number 2021-02624 – George James Harris  
IFF by Piland – Licensing
3. File Number 2021-00709 – Joyce Evelyn Lamantia  
Pre-IFF Consent Order by Piland – Disciplinary
4. File Number 2021-01270 – Joan Peaslee  
Pre-IFF Consent Order by Piland – Disciplinary
5. File Number 2021-01926 – Kyle Mears  
Pre-IFF Consent Order by Piland – Disciplinary
- ~~6. File Number 2021-02711 – Byung Jik Kim  
IFF by Perry – Licensing~~
7. File Number 2021-02628 – Timothy Ross Stewart  
IFF by Perry – Licensing
8. File Number 2021-01199 – Lucy Madison Turner  
IFF by Johnson & Perry – Disciplinary
9. File Number 2021-01290 – Noorjahan Syeda  
IFF by Johnson – Licensing  
***Appointment – Noorjahan ‘Naz’ Syeda, applicant***
10. File Number 2021-01292 – Sarah Barnie Stedfast  
IFF by Johnson – Licensing  
***Appointment – Sarah Stedfast, applicant***
11. File Number 2021-01293 – William Earl Cromwell  
IFF by Johnson – Licensing
12. File Number 2020-02108 – Jessee Allen DeLoach  
IFF by Johnson – Disciplinary
13. File Number 2021-01113 – Natasha Ashley Miller DeLoach  
IFF by Johnson – Disciplinary
14. File Number 2021-01010 – Candice Bolt  
Pre-IFF Consent Order by Johnson – Disciplinary
15. File Number 2021-01702 – Anna H. Lee  
Pre-IFF Consent Order by Johnson – Disciplinary

16. File Number 2020-02335 – Richard Maxino  
IFF by Grimsley & Johnson – Disciplinary
17. File Number 2020-02850 – Karen Jones  
IFF by Grimsley – Disciplinary  
***Appointment – Karen Jones, respondent***  
***Appointment – John D. Gavitt, complainant***
18. File Number 2021-00982 – Catherine Cox Jouet  
IFF by Grimsley – Disciplinary
19. File Number 2021-00356 – Alkesh Tayal  
IFF by Moiz & Bower – Disciplinary
20. File Number 2021-00822 – David Leonard Douglas, Sr.  
Prima Facie – Disciplinary
21. File Number 2021-01363 – Janneth Enriquez-Miranda  
Prima Facie – Disciplinary
22. File Number 2021-02361 – Robert Hunter Gale  
Pre-IFF Consent Order – Disciplinary
23. File Number 2021-01224 – Teresa Mary Forrest t/a Teri Forrest  
Pre-IFF Consent Order – Disciplinary
24. File Number 2021-01599 – Brooke Annette Conley t/a Brooke Conley  
Pre-IFF Consent Order – Disciplinary
25. File Number 2021-01691 – Moyanne Evelyn Harding  
Pre-IFF Consent Order – Disciplinary
26. File Number 2021-02757 – Scott Alan Glass, t/a Scott Glass  
Pre-IFF Consent Order – Disciplinary
27. File Number 2021-01854 – James Downs  
Pre-IFF Consent Order – Disciplinary
28. File Number 2021-02117 – David Pharr  
Pre-IFF Consent Order – Disciplinary
29. File Number 2021-02277 – Pastien Peou  
Pre-IFF Consent Order – Disciplinary
30. File Number 2021-02216 – Caroline Mary Stroyeck  
Pre-IFF Consent Order – Disciplinary

## **VII. ADMINISTRATIVE ISSUES**

- Board Financial Statement

## **VIII. EDUCATION**

- November 30, 2021, Education Committee Report

## **IX. OLD BUSINESS**

## **X. NEW BUSINESS**

## **XI. ADJOURNMENT**

### **NEXT MEETING SCHEDULED FOR THURSDAY, January 20, 2022**

\*\* 5-minute public comment, per person, on those items not included on the agenda with the exception of any open disciplinary files. No other public comment will be accepted by the Board during the meeting.

Persons desiring to participate in the meeting and requiring special accommodations or interpretive services should contact the Department at (804) 367-8552 at least ten days prior to the meeting so that suitable arrangements can be made for an appropriate accommodation. The Department fully complies with the Americans with Disabilities Act.

REAL ESTATE BOARD  
MINUTES OF MEETING

October 7, 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:

Ibrahim Moiz, Vice-Chair  
Margaret Davis  
Nan Piland  
Candice Bower  
David Perry

Board member absent from the meeting: Sharon Johnson, Chair  
Catina Jones  
Mayra Pineda  
Kemper Funkhouser

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

Mary Broz-Vaughan, Director  
Tom Payne, Deputy Director  
Christine Martine, Executive Director  
Liz Hayes, Fair Housing Administrator  
Deanda Shelton, Assistant Fair Housing Administrator  
Emily Trent, Administrative Assistant  
Loraine Schroeder, Fair Housing Investigator

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

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

**Call to Order**

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

**Agenda**

A motion was made by Ms. Bower and seconded by Ms. Piland to adopt the July 15, 2021, Fair Housing Sub-Committee Meeting minutes, and July 15, 2021, Real Estate Board Meeting minutes.

**Minutes**

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Materials contained in this agenda are proposed topics for discussion and are not to be construed as regulation or official Board position.

The motion passed unanimously. Members voting “Yes” were Bower, Davis, Moiz, Perry and Piland.

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

Helena Hardiman gave the Board a Fair Housing litigation update. No action was taken by the Board.

In the matter of **Julia Kines v. Hercules Living and Salem Fields Townhomes, Inc. LP, REB File Number 2021-00368**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. A motion was made by Ms. Davis and seconded by Mr. Piland to find no reasonable cause the respondents discriminated against the complainant by refusing to rent or by offering discriminatory terms and conditions based upon race. The motion passed unanimously. Members voting “Yes” were Bower, Davis, Moiz, Perry and Piland.

In the matter of **Leslaw Dobrzanski v. Columbia Heights, LP and Kettler Management, Inc., REB File Number 2021-02105**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. A motion was made by Ms. Davis and seconded by Ms. Bower to find no reasonable cause the respondents discriminated against the complainant by offering discriminatory terms and conditions based on race or national origin. The motion passed unanimously. Members voting “Yes” were Bower, Davis, Moiz, Perry and Piland.

In the matter of **Melissa Canadas v. Click and Pick Realty LLC, Nicolas A. and Morgan Desarno, REB File Number 2021-02290**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Chris Robertson, attorney for the respondents, addressed the Board by teleconference. A motion was made by Ms. Davis and seconded by Ms. Bower to find no reasonable cause the respondents discriminated against the complainant by offering discriminatory terms and conditions or by refusing to rent based on familial status. The motion passed unanimously. Members voting “Yes” were Bower, Davis, Moiz, Perry and Piland.

In the matter of **Shadeaha Rawlings v. Jefferson Lofts LLC and LEAD Commercial LLC dba SVN LEAD Commercial,**

## **Fair Housing Reports**

## **Litigation Update**

**Julia Kines v. Hercules Living and Salem Fields Townhomes, Inc. LP, REB File Number 2021-00368**

**Leslaw Dobrzanski v. Columbia Heights, LP and Kettler Management, Inc., REB File Number 2021-02105**

**Melissa Canadas v. Click and Pick Realty LLC, Nicolas A. and Morgan Desarno, REB File Number 2021-02290**

**Shadeaha Rawlings v. Jefferson Lofts**

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Materials compiled in this  
DRAFT AGENDA

General topics for discussion and are not to be construed as representing the Board position.

**REB File Number 2021-01388**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Shadeaha Rawlings, complainant, submitted a written statement which was read to the Board. A motion was made by Ms. Davis and seconded by Ms. Bower to find no reasonable cause the respondents discriminated against the complainant by refusing to rent based on familial status. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Moiz, Perry and Piland.

In the matter of **Katrina Sutton and Dana Linzy v. Brookridge Apartments LLC and South Oxford Management LLC, REB File Number 2021-00490**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. A motion was made by Ms. Davis and seconded by Ms. Bower to find no reasonable cause the respondents discriminated against the complainants by refusing to make a reasonable accommodation or by imposing discriminatory terms and conditions based on disability. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Moiz, Perry and Piland.

In the matter of **Tammy Cabell Dummars v. WJD Management LLC, Gina Talotta, Linda Cummings, Robert S. Ferrell and Monique Y. Ferrell, REB File Number 2019-02229**, the Board reviewed the record which consisted of the Final Investigative Report, Case Analysis and Official Consultation of the Attorney General. A motion was made by Ms. Davis and seconded by Ms. Bower to find reasonable cause the respondents discriminated against the complainant by imposing discriminatory terms and conditions and by refusing to rent based on sex and familial status. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Moiz, Perry and Piland.

In the matter of **Amanda Chan and Freddie Wilson v. New Brick Historic Lofts, LLC, Prime Properties & Relocation, and Donna Garrett, REB File Number 2019-02180**, the Board reviewed the record which consisted of the Final Investigative Report, Case Analysis and Official Consultation of the Attorney General. A motion was made by Ms. Davis and seconded by Ms. Bower to find reasonable cause the respondents discriminated against the complainants by refusing to rent; by imposing discriminatory terms and conditions, and making discriminatory statements to complainants and by steering complainants based

**LLC and LEAD  
Commercial LLC  
dba SVN LEAD  
Commercial, REB  
File Number 2021-  
01388**

**Katrina Sutton and  
Dana Linzy v.  
Brookridge  
Apartments LLC  
and South Oxford  
Management LLC,  
REB File Number  
2021-00490**

**Tammy Cabell  
Dummars v. WJD  
Management LLC,  
Gina Talotta, Linda  
Cummings, Robert  
S. Ferrell and  
Monique Y. Ferrell,  
REB File Number  
2019-02229**

**Amanda Chan and  
Freddie Wilson v.  
New Brick Historic  
Lofts, LLC, Prime  
Properties &  
Relocation, and  
Donna Garrett, REB  
File Number 2019-  
02180**

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on familial status. The motion passed unanimously. Members voting “Yes” were Bower, Davis, Moiz, Perry and Piland.

In the matter of **Shannon Brown v. Charles and Paige Williams and Miller Property Solutions Inc. dba Lee Property Management, REB File Number 2021-01793**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. A motion was made by Ms. Davis and seconded by Ms. Bower to find no reasonable cause the respondents discriminated against the complainant by refusing to rent or by offering discriminatory terms and conditions based on race or familial status. The motion passed unanimously. Members voting “Yes” were Bower, Davis, Moiz, Perry and Piland.

**Shannon Brown v. Charles and Paige Williams and Miller Property Solutions Inc. dba Lee Property Management, REB File Number 2021-01793**

In the matter of **Merfat Abdel Khalek Mohammed v. Kyle Realty Inc. and Thomas H. Kyle, REB File Number 2021-02099**, a motion was made by Ms. Davis 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 Bower, Davis, Moiz, Perry and Piland.

**Merfat Abdel Khalek Mohammed v. Kyle Realty Inc. and Thomas H. Kyle, REB File Number 2021-02099**

In the matter of **Timothy Rowland v. Leland Real Estate Inc. dba Leland Goldman Real Estate and David S. Johnston, REB File Number 2021-02611**, a motion was made by Ms. Davis 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 Bower, Davis, Moiz, Perry and Piland.

**Timothy Rowland v. Leland Real Estate Inc. dba Leland Goldman Real Estate and David S. Johnston, REB File Number 2021-02611**

In the matter of **Andrew Thacker v. Morris Runaway, LLC, Jessica Ramos, Harbor Group Management Co. LLC and Leslie Proctor, REB File Number 2022-00079**, a motion was made by Ms. Davis 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 Bower, Davis, Moiz, Perry and Piland.

**Andrew Thacker v. Morris Runaway, LLC, Jessica Ramos, Harbor Group Management Co. LLC and Leslie Proctor, REB File Number 2022-00079**

In the matter of **File Number 2021-01291, Mirza Usman Baig**, 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. Mirza Usman Baig,

**File Number 2021-01291, Mirza Usman Baig**



applicant, was present and addressed the Board. A motion was made by Mr. Perry and seconded by Ms. Davis to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) to deny Mr. Baig'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 Bower, Davis, Moiz, Perry and Piland.

In the matter of **File Number 2021-00882, Taurus Finley Dean, 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. A motion was made by Ms. Piland and seconded by Ms. Davis to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) to deny Mr. Dean'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 Bower, Davis, Moiz, Perry and Piland.

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

In the matter of **File Number 2021-01920, Nathaniel Alexander, 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. Nathaniel Alexander, Jr., applicant, was present and addressed the Board. Clifford Wells, witness, provided a written statement that was read to the Board by Mr. Alexander. A motion was made by Ms. Davis and seconded by Ms. Piland to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) to deny Mr. Alexander's

**File Number 2021-01920, Nathaniel Alexander, Jr.**

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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 Bower, Davis, Moiz, Perry and Piland.

In the matter of **File Number 2021-01914, Debra Davis-Allen**, 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. Debra Davis-Allen, applicant, was present and addressed the Board. A motion was made by Ms. Davis and seconded by Ms. Bower to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* approve Ms. Davis-Allen's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Moiz, Perry and Piland.

**File Number 2021-01914, Debra Davis-Allen**

In the matter of **File Number 2021-01393, Ivan Donnell Johnson, 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. Ivan Donnell Johnson, Sr., applicant, was present and addressed the Board. A motion was made by Ms. Bower and seconded by Ms. Davis to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* approve Mr. Johnson's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Moiz, Perry and Piland.

**File Number 2021-01393, Ivan Donnell Johnson, Sr.**

The Board recessed from 11:03 A.M. to 11:23 A.M.

**Break**

In the matter of **File Number 2021-01924, Ryan Huston VanDyke**, the Board reviewed the record which consisted of

**File Number 2021-01924, Ryan Huston**

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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. Ryan Huston VanDyke, applicant, was present and addressed the Board. A motion was made by Ms. Piland and seconded by Ms. Davis to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the Code of Virginia approve Mr. VanDyke's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Moiz, Perry and Piland.

**VanDyke**

In the matter of **File Number 2021-01306, Waheed Ur Rehman**, the Board reviewed the record which consisted of the application file, transcripts 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. Davis to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the Code of Virginia approve Mr. Rehman's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Moiz, Perry and Piland.

**File Number 2021-01306, Waheed Ur Rehman**

In the matter of **File Number 2021-01910, Khairi Talib Shabazz**, 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 amend the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the Code of Virginia, approve Mr. Shabazz's application for a real estate salesperson's license, subject to an agreement for licensure for a period of one year wherein Mr. Shabazz and his broker will provide quarterly reports to the Board. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Moiz, Perry and Piland.

**File Number 2021-01910, Khairi Talib Shabazz**

In the matter of **File Number 2021-01915, Michelle Diane Garcia**, the Board reviewed the record which consisted of the

**File Number 2021-01915, Michelle**

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application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. Michelle Diane Garcia, applicant, was present and addressed the Board. A motion was made by Ms. Davis and seconded by Ms. Bower to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* approve Ms. Garcia's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Moiz, Perry and Piland.

**Diane Garcia**

In the matter of **File Number 2021-01918, Chelsey Diane Norton**, the Board reviewed the record which consisted of the application file, transcripts, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. Chelsey Diane Norton, applicant, was present and addressed the Board. A motion was made by Ms. Davis 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 Ms. Norton's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Moiz, Perry and Piland.

**File Number 2021-01918, Chelsey Diane Norton**

In the matter of **File Number 2021-01919, Carlos Fuentes Rodriguez**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. A motion was made by Ms. Davis seconded by Ms. Piland to amend the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia*, approve Mr. Fuentes-Rodriguez's application for a real estate salesperson's license, subject to an agreement for licensure for a period of one year wherein Mr. Fuentes-Rodriguez and his broker will provide quarterly reports to the Board. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Moiz, Perry and Piland.

**File Number 2021-01919, Carlos Fuentes-Rodriguez**

In the matter of **File Number 2021-02477, Danielle Rene**

**File Number 2021-**

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**Dickerson**, 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. Danielle Rene Dickerson, applicant, was present and did not address the Board. A motion was made by Ms. Piland and seconded by Ms. Davis to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* approve Ms. Dickerson's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Moiz, Perry and Piland.

**02477, Danielle Rene Dickerson**

In the matter of **File Number 2021-01533, Marvin Samuel Brown, 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. Marvin Samuel Brown, Jr., applicant, was present and did not address the Board. A motion was made by Ms. Davis and seconded by Ms. Piland to amend the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia*, approve Mr. Brown's application for a real estate salesperson's license, subject to an agreement for licensure for a period of one year wherein Mr. Brown and his broker will provide quarterly reports to the Board. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Moiz, Perry and Piland.

**File Number 2021-01533, Marvin Samuel Brown, Jr.**

In the matter of **File Number 2021-01534, William Kelly Doane**, 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. Bower to amend the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia*, approve Mr. Doane's application for a real estate salesperson's license, subject to an agreement for licensure for a period of one year wherein Mr. Doane and his broker will provide quarterly reports to the Board. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Moiz, Perry and Piland.

**File Number 2021-01534, William Kelly Doane**

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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 Bower, Davis, Moiz, Perry and Piland.

**File Number 2021-01233, Jonathan Robert Koslop**

In the matter of **File Number 2020-00142, John Patrick Morgan**, the Board reviewed the record which consisted of the investigative file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. A motion was made by Ms. Davis and seconded by Ms. Bower to find a violation of §54.1-2135.A.2 (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 §54.1-2137.B (Count 3) of the *Code of Virginia*, and a violation of 18 VAC 135-20-185.C.3 (Count 4) of the Board's 2015 Regulations. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Moiz, Perry and Piland.

**File Number 2020-00142, John Patrick Morgan**

A motion was made by Ms. Davis and seconded by Ms. Bower to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and impose a monetary penalty of \$750.00 for the violation contained in Count 1, \$750.00 for the violation contained in Count 2, \$400.00 for the violation contained in Count 3, \$950.00 for the violation contained in Count 4, for a total of \$2,850.00. In addition, for violations of Counts 1, 2 and 4, revocation of Morgan's license. In addition for the violation of Count 3, the Board voted to place Morgan on probation for a period of six months and require Morgan to complete eight (8) classroom hours of Board-approved continuing education pertaining to Property Management. Further, Morgan shall provide evidence acceptable to the Board that Morgan has successfully completed the course(s) within six (6) months of the effective date of the Order. The above-referenced continuing education hours will

to be construed as regulation or official Board position.

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 Bower, Davis, Moiz, Perry and Piland.

In the matter of **File Number 2020-02379, Caleb Louis Garnett**, the Board reviewed the record which consisted of the Notice of Prima Facie Case, Report of Findings, including exhibits, and the Recommendation. A motion was made by Ms. Bower and seconded by Ms. Davis to find a violation of 18 VAC 135-20-300.6 (Count 1) of the Board’s 2015 Regulations and a violation of 18 VAC 135-20-310.2 (Count 2) of the Board’s 2015 Regulations. The motion passed unanimously. Members voting “Yes” were Bower, Davis, Moiz, Perry and Piland.

**File Number 2020-02379, Caleb Louis Garnett**

A motion was made by Ms. Bower and seconded by Ms. Davis to accept the recommendation to impose a monetary penalty of \$600.00 for violation contained in Count 1, \$600.00 for the violation contained in Count 2, for a total of \$1,200.00. In addition, for violation of Counts 1 and 2, Garnett shall be placed on probation for a period of six months and required to complete six (6) classroom hours of Board-approved post-license education pertaining to Contract Writing. Such course(s) shall be completed in a classroom. Further, Garnett shall provide evidence acceptable to the Board that Garnett 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 Bower, Davis, Moiz, Perry and Piland.

In the matter of **File Number 2021-02500, David Bastiaans (Claimant) v. Robert Dale Schroeder, dba Family Properties (Regulant)**, the case was deferred to the next Board meeting.

**File Number 2021-02500, David Bastiaans (Claimant) v. Robert Dale Schroeder, dba Family Properties (Regulant)**

In the matter of **File Number 2021-00842, Stephen Hadder**, the Board reviewed the Consent Order as seen and agreed to by Mr. Hadder. A motion was made by Ms. Davis and seconded by Ms. Bower to accept the proposed Consent Order offer wherein

**File Number 2021-00842, Stephen Hadder**

Hadder 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 Regulation 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, Hadder agrees to complete at least six (6) classroom hours of Board-approved Post-License education pertaining to Contract Writing 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 Post-License education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Moiz, Perry and Piland.

In the matter of **File Number 2021-01212, James Ko**, the Board reviewed the Consent Order as seen and agreed to by Mr. Ko. A motion was made by Ms. Davis and seconded by Ms. Piland to accept the proposed Consent Order offer wherein Ko 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, Ko agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Legal Updates and Emerging Trends 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 Bower, Davis, Moiz, Perry and Piland.

**File Number 2021-01212, James Ko**

In the matter of **File Number 2021-00024, Nicole Kristen Fogel**, the Board reviewed the Consent Order as seen and agreed to by Ms. Fogel. A motion was made by Ms. Davis and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Fogel 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 Regulation and agrees to a monetary penalty of \$500.00

**File Number 2021-00024, Nicole Kristen Fogel**

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for the violation contained in Count 1, \$500.00 for the violation contained in Count 2, as well as \$150.00 in Board costs, for a total of \$1,150.00. In addition, Fogel agrees to complete at least three (3) classroom hours of Board-approved Post-License education pertaining to Escrow Management and at least three (3) classroom hours of Board-approved Post-License 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 Post-License education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Moiz, Perry and Piland.

In the matter of **File Number 2021-01996, Daniel Lee Oxenburg, Sr.**, the Board reviewed the Consent Order as seen and agreed to by Mr. Oxenburg. A motion was made by Ms. Davis and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Oxenburg admits to a violation of §54.1-2134.A.1 (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, Oxenburg agrees to complete at least two (2) classroom hours of Board-approved Post-License education pertaining to Current Industry Issues and Trends and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Moiz, Perry and Piland.

**File Number 2021-01996, Daniel Lee Oxenburg, Sr.**

In the matter of **File Number 2021-01779, Charles Hollister**, the Board reviewed the Consent Order as seen and agreed to by Mr. Hollister. A motion was made by Ms. Davis and seconded by Ms. Piland to accept the proposed Consent Order offer wherein Hollister admits to a violation of 18 VAC 135-20-260.8 (Count 1) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$350.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$500.00. In addition, for violation of Count 1, Hollister agrees

**File Number 2021-01779, Charles Hollister**

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to complete at least three (3) classroom hours of Board-approved Post-License education pertaining to Ethics and Standards of Conduct and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced Post-License education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Moiz, Perry and Piland.

In the matter of **File Number 2021-01624, Karen P. Gaskins**, the Board reviewed the Consent Order as seen and agreed to by Ms. Gaskins. A motion was made by Ms. Davis and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Gaskins admits to a violation of 18 VAC 135-20-180.B.1.a (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, Gaskins agrees to complete at least three (3) classroom hours of Board-approved Post-License education pertaining to Escrow Requirements 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 Post-License education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Moiz, Perry and Piland.

**File Number 2021-01624, Karen P. Gaskins**

In the matter of **File Number 2021-00750, Corinne Zedd**, the Board reviewed the Consent Order as seen and agreed to by Ms. Zedd. A motion was made by Ms. Davis and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Zedd 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, Zedd 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-

**File Number 2021-00750, Corinne Zedd**

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referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Moiz, Perry and Piland.

In the matter of **File Number 2021-02402, Wanda Jane Cook**, the Board reviewed the Consent Order as seen and agreed to by Ms. Cook. A motion was made by Ms. Davis and seconded by Ms. Piland to accept the proposed Consent Order offer wherein Cook admits to a violation of §54.1-2132.A.4 (Count 1) of the *Code of Virginia*, and agrees to a monetary penalty of \$250.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$400.00. In addition, for violation of Count 1, Cook agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Requirements 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-License education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Moiz, Perry and Piland.

**File Number 2021-02402, Wanda Jane Cook**

In the matter of **File Number 2021-01285, Benjamin Earl Johnson**, the Board reviewed the Consent Order as seen and agreed to by Mr. Johnson. A motion was made by Ms. Davis and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Johnson admits to a violation of 18 VAC 135-20-210 (Count 1) of the Board's 2015 Regulations, and a violation of 18 VAC 135-20-170.A.1 (Count 2) of the Board's 2015 Regulation and agrees to a monetary penalty of \$550.00 for the violation contained in Count 1, \$550.00 for the violation contained in Count 2, as well as \$150.00 in Board costs, for a total of \$1,250.00. In addition, the Board shall waive \$400.00 of the \$550.00 monetary penalty for Count 2 based on Johnson reporting his current physical address to the Board, in writing, on July 1, 2021. In addition, Johnson 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 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

**File Number 2021-01285, Benjamin Earl Johnson**

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completion of the above-referenced Post-License education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting “Yes” were Bower, Davis, Moiz, Perry and Piland.

In the matter of **File Number 2021-01490, Christina B. Brandon**, the Board reviewed the Consent Order as seen and agreed to by Ms. Brandon. A motion was made by Ms. Davis and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Brandon admits to a violation of 18 VAC 135-20-260.11.a (Count 1) of the Board’s 2015 Regulations, and agrees to a monetary penalty of \$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, for violation of Count 1, Brandon agrees to complete at least three (3) classroom hours of Board-approved Post-License 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 Post-License education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting “Yes” were Bower, Davis, Moiz, Perry and Piland.

**File Number 2021-01490, Christina B. Brandon**

In the matter of **File Number 2021-00589, Marvin James Smith, Sr. t/a Marvin James Smith**, the Board reviewed the Consent Order as seen and agreed to by Mr. Smith. A motion was made by Ms. Davis and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Smith admits to a violation of 18 VAC 135-20-260.11.g (Count 1) of the Board’s 2015 Regulations, and agrees to a monetary penalty of \$500.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$650.00. In addition, Smith agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management and provide proof of attendance and 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

**File Number 2021-00589, Marvin James Smith, Sr. t/a Marvin James Smith**

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Bower, Davis, Moiz, Perry and Piland.

In the matter of **File Number 2021-01186, Joshua Dolan Baker**, the Board reviewed the Consent Order as seen and agreed to by Mr. Smith. A motion was made by Ms. Davis and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Smith 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, Baker 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 Bower, Davis, Moiz, Perry and Piland.

**File Number 2021-01186, Joshua Dolan Baker**

In the matter of **File Number 2021-00755, Brian Thomas Atkins**, the Board reviewed the Consent Order as seen and agreed to by Ms. Atkins. A motion was made by Ms. Davis and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Cook admits to a violation of §54.1-2937.B (Count 1) of the *Code of Virginia*, and agrees to a monetary penalty of \$300.00 for the violation contained in Count 1, \$500.00 for the violation contained in Count 2, as well as \$150.00 in Board costs, for a total of \$950.00. In addition, for violation of Count 1, Atkins 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 nine (9) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Moiz, Perry and Piland.

**File Number 2021-00755, Brian Thomas Atkins**

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

**Administrative Issues**

A motion was made by Ms. Davis and seconded by Ms. Bower to approve payment in the amount of \$164.00 to Kaufman & Canoles, attorneys at law, for legal services provided for receivership in VA Real Estate Board v. The Rental Group I, LLC t/a The Rental (CL 14000461-00). The motion passed unanimously. Members voting "Yes" were Bower, Davis, Moiz, Perry and Piland.

The Board members completed Conflict of Interest training.

The Board reviewed the report from the October 6, 2021, Real Estate Board Education Committee meeting. A motion was made to approve the recommendation from the Committee that the Board delegate authority to board staff to approve post-license and continuing education instructor applicants who have a current, Board issued pre-license and request to teach all categories except Current Industry Issues and Trends (PLE) and Other (CE Real Estate related.) The motion passed unanimously. Members voting "Yes" were Bower, Davis, Moiz, Perry and Piland. A motion was made by Ms. Davis and seconded by Ms. Bower to accept the Education Committee meeting report. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Moiz, Perry and Piland.

**Education**

There being no further business, the Board adjourned at 11:52 A.M.

**Adjourn**

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Sharon Johnson, Chair

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Mary Broz-Vaughan, Secretary

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**Department of Professional and Occupational Regulation  
Statement of Financial Activity**

**Real Estate Board  
954640**

2020-2022 Biennium

October 2021

	October 2021 Activity	Biennium-to-Date Comparison	
		July 2018 - October 2019	July 2020 - October 2021
<b>Cash/Revenue Balance Brought Forward</b>			0
<b>Revenues</b>	322,574	5,711,082	5,968,842
<b>Cumulative Revenues</b>			5,968,842
<b>Cost Categories:</b>			
<b>Board Expenditures</b>	28,154	340,809	382,497
<b>Board Administration</b>	92,178	1,523,855	1,463,321
<b>Administration of Exams</b>	5,155	73,059	68,665
<b>Enforcement</b>	93,487	1,603,908	1,474,941
<b>Legal Services</b>	50	19,676	49,552
<b>Information Systems</b>	71,284	1,182,248	1,053,047
<b>Facilities and Support Services</b>	30,838	554,036	540,737
<b>Agency Administration</b>	50,472	690,036	670,264
<b>Other / Transfers</b>	0	719,610	719,452
<b>Total Expenses</b>	371,618	6,707,237	6,422,476
<b>Transfer To/(From) Cash Reserves</b>	(9,777)	0	(510,086)
<b>Ending Cash/Revenue Balance</b>			56,452

<b>Cash Reserve Beginning Balance</b>	2,147,836	0	2,648,145
<b>Change in Cash Reserve</b>	(9,777)	0	(510,086)
<b>Cash Reserve Ending Balance</b>	2,138,059	0	2,138,059

<b>Number of Regulants</b>	
Current Month	76,878
Previous Biennium-to-Date	74,133

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