

REAL ESTATE BOARD
MINUTES OF MEETING

November 14, 2019

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

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

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

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

Mary Broz-Vaughan, Director
Christine Martine, Executive Director
Liz Hayes, Fair Housing Administrator
Deanda Shelton, Assistant Fair Housing Administrator
Jim Chapman, Board Administrator
Emily Trent, Administrative Assistant
Angela Keefe-Thomas, Fair Housing Investigator
Karen Taylor, Fair Housing Investigator
Loraine Schroeder, Fair Housing Investigator
Dominica McGowen, Fair Housing Investigator

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

Mr. Hoover called the meeting to Order at 10:03 A.M.

Call to Order

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

Agenda

Grimsley, Hoover, Johnson, Moiz and Pineda.

A motion was made by Ms. Johnson and seconded by Ms. Pineda to adopt the September 12, 2019, Fair Housing Sub-Committee Meeting minutes; September 12, 2019, Real Estate Board Meeting minutes; and September 12, 2019, Real Estate Board Regulatory Review Committee Meeting minutes. The motion passed unanimously. Members voting “Yes” were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz and Pineda.

There was no public comment.

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

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

In the matter of **George Ferguson v. Priority Home Solutions LLC, Hylton & Company LLC, LeQuan M. Hylton, Tiffany Jackson & Insurance Matters LLC, REB File Number 2019-02862**, the case was deferred.

In the matter of **Ned Johnson v. SP Place One LP, Edgewood Management Corporation, Jeffrey Frederick, Christina LNU, and Joy Wyant, REB File Number 2019-02364**, the Board reviewed the record which consisted of the Final Investigative Report, Supplemental Final Investigative Report and Case Analysis. LaKisha Taylor, complainant’s representative, Lola Freeman, complainant’s representative, and Elizabeth Shu, attorney for the respondents, were present and addressed the Board. A motion was made by Ms. Grimsley and seconded by Ms. Gatewood to find no reasonable cause the respondents discriminated against the complainant by refusing to rent; imposing discriminatory terms, conditions, privileges, or services and facilities; or refusing to make a reasonable accommodation based upon disability. The motion passed

Minutes

Public Comment

**Fair Housing
Administrator’s
Report**

Litigation Update

**George Ferguson v.
Priority Home
Solutions LLC,
Hylton & Company
LLC, LeQuan M.
Hylton, Tiffany
Jackson & Insurance
Matters LLC, REB
File Number 2019-
02862**

**Ned Johnson v. SP
Place One LP,
Edgewood
Management
Corporation, Jeffrey
Frederick, Christina
LNU, and Joy
Wyant, REB File
Number 2019-02364**

unanimously. Members voting “Yes” were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz and Pineda.

In the matter of **Sheri Weinberg v. Berkeley Realty Property Management, Inc. and Seasons Trace Homeowners Association, REB File Number 2019-02314**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis. A motion was made by Ms. Grimsley and seconded by Ms. Johnson to find no reasonable cause the respondents discriminated against the complainant by refusing to permit a reasonable modification for her or by retaliating against her or intimidating, harassing or coercing her based upon disability. The motion passed unanimously. Members voting “Yes” were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz and Pineda.

Sheri Weinberg v. Berkeley Realty Property Management, Inc. and Seasons Trace Homeowners Association, REB File Number 2019-02314

In the matter of **Tanya Swain v. The Franklin Johnston Group Management and Pavillion Investors LP, REB File Number 2019-02804**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis. Tanya Swain, complainant, submitted a written statement which was presented to the Board. A motion was made by Ms. Grimsley and seconded by Ms. Johnson to find no reasonable cause the respondents discriminated against the complainant by refusing to make a reasonable accommodation or by offering discriminatory terms and conditions based upon disability. The motion passed unanimously. Members voting “Yes” were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz and Pineda.

Tanya Swain v. The Franklin Johnston Group Management and Pavillion Investors LP, REB File Number 2019-02804

In the matter of **Alicia Bryant v. Lisa McCormick, Craig McCormick, Mildred Trail, Howard Trail, Jane Hamilton, 178 Sycamore, LLC and DELS, Inc. dba First Virginia Homes, REB File Number 2019-00074**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis. A motion was made by Ms. Grimsley and seconded by Ms. Johnson to find no reasonable cause the respondents discriminated against the complainant by refusing to make a reasonable accommodation based upon disability; or by offering discriminatory terms and conditions of a rental, or by failing to grant a reasonable accommodation based upon disability or national origin. The motion passed unanimously. Members voting “Yes” were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz and Pineda.

Alicia Bryant v. Lisa McCormick, Craig McCormick, Mildred Trail, Howard Trail, Jane Hamilton, 178 Sycamore, LLC and DELS, Inc. dba First Virginia Homes, REB File Number 2019-00074

In the matter of **William Bray and Carol A. Bray v. Maggie Riso, Fairmark Properties of Virginia LP and AERC Belvedere LLC, REB File Number 2020-00277**, a motion was made by Ms. Grimsley and seconded by Ms. Johnson to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting “Yes” were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz and Pineda.

William Bray and Carol A. Bray v. Maggie Riso, Fairmark Properties of Virginia LP and AERC Belvedere LLC, REB File Number 2020-00277

In the matter of **Jamie Huebert v. Joseph Elliott, Allegiance Realty Partners LLC, Elliott Real Estate Sales & Property Management LLC and Daniel McGonegle, REB File Number 2019-02929**, a motion was made by Ms. Grimsley and seconded by Ms. Johnson to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting “Yes” were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz and Pineda.

Jamie Huebert v. Joseph Elliott, Allegiance Realty Partners LLC, Elliott Real Estate Sales & Property Management LLC and Daniel McGonegle, REB File Number 2019-02929

In the matter of **Deirdre Gatling v. Fatmir Menkulasi, Tidewater Real Estate Alliance Inc. t/a Remax Alliance and Sandra Cullom, REB File Number 2019-02425**, a motion was made by Ms. Grimsley and seconded by Ms. Johnson to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting “Yes” were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz and Pineda.

Deirdre Gatling v. Fatmir Menkulasi, Tidewater Real Estate Alliance Inc. t/a Remax Alliance and Sandra Cullom, REB File Number 2019-02425

In the matter of **Qurshonda Lomans v. University Garden Apartments, and S. L. Nusbaum Realty Co., REB File Number 2020-00689**, a motion was made by Ms. Grimsley and seconded by Ms. Johnson to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting “Yes” were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz and Pineda.

Qurshonda Lomans v. University Garden Apartments, and S. L. Nusbaum Realty Co., REB File Number 2020-00689

In the matter of **File Number 2020-00388, Adam Christian Watts**, 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. Adam Christian Watts, applicant, and Melvin Watts, witness, were

File Number 2020-00388, Adam Christian Watts

present and addressed the Board. A motion was made by Ms. Davis and seconded by Ms. Gatewood to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia*, approve Mr. Watts' application for a real estate salesperson's license, subject to an agreement for licensure for a period of one year wherein Mr. Watts and his broker will provide quarterly reports to the Board. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz and Pineda.

In the matter of **File Number 2020-00201, Mohammad Ashraf**, 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. Mohammad Ashraf, applicant, and Mahnaz Safavi, witness, were present and addressed the Board. A motion was made by Ms. Grimsley and seconded by Ms. Gatewood to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* approve Mr. Ashraf's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson and Pineda.

File Number 2020-00201, Mohammad Ashraf

Due to a possible conflict of interest, Moiz did not participate in the discussion or vote in this matter.

In the matter of **File Number 2020-00313, Michael Reed**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. Michael Reed, applicant, and Ashlee Murphy, witness, were present and addressed the Board. A motion was made by Ms. Grimsley and seconded by Ms. Davis to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* approve Mr. Reed's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz and Pineda.

File Number 2020-00313, Michael Reed

In the matter of **File Number 2019-02839, Christian S. Miller**, 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. Christian S. Miller, applicant, and Chance Bland, witness, were present and addressed the Board. A motion was made by Ms. Grimsley and seconded by Ms. Gatewood to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* approve Ms. Miller's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz and Pineda.

File Number 2019-02839, Christian S. Miller

In the matter of **File Number 2019-02782, Bethany N. Foshee**, 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. Bethany N. Foshee, applicant, was present and addressed the Board. A motion was made by Ms. Johnson 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. Foshee's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz and Pineda.

File Number 2019-02782, Bethany N. Foshee

In the matter of **File Number 2019-02840, April B. Paulines-Sanchez**, 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. April B. Paulines-Sanchez, applicant, was present and addressed the Board. A motion was made by Ms. Davis and seconded by Ms. Gatewood to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* approve Ms. Paulines-Sanchez's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz and

File Number 2019-02840, April B. Paulines-Sanchez

Pineda.

In the matter of **File Number 2020-00203, DeForest N. Ross, 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 Mr. Moiz and seconded by Ms. Gatewood 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. Ross' application for a real estate salesperson's license, subject to an agreement for licensure for a period of two years wherein Mr. Ross and his broker will provide quarterly reports to the Board. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz and Pineda.

File Number 2020-00203, DeForest N. Ross, Jr.

In the matter of **File Number 2020-00205, Erik T. Korondy**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. A motion was made by Ms. Gatewood and seconded by Ms. Johnson to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* approve Mr. Korondy's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz and Pineda.

File Number 2020-00205, Erik T. Korondy

In the matter of **File Number 2020-00284, Taylor W. Bishop**, 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. Taylor W. Bishop, applicant, Edward Bishop, witness, and Margaret White, witness, were present and addressed the Board. A motion was made by Mr. Moiz and seconded by Ms. Davis to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* approve Mr. Bishop's application for a real

File Number 2020-00284, Taylor W. Bishop

estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz and Pineda.

In the matter of **File Number 2020-00199, Kevin J. Connelly**, 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. Kevin J. Connelly, applicant, and Lawrence Marshall, II, attorney for the applicant, were present and addressed the Board. A motion was made by Ms. Bower and seconded by Ms. Gatewood to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* approve Mr. Connelly's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson and Moiz.

File Number 2020-00199, Kevin J. Connelly

Due to possible conflict of interest, Pineda did not participate in the discussion or vote in this matter.

In the matter of **File Number 2020-00283, David R. Kipper**, 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. David R. Kipper, applicant, was present and addressed the Board. A motion was made by Ms. Davis and seconded by Ms. Grimsley to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) to deny Mr. Kipper's application for a salesperson's license based upon the record. After review of the facts, the information obtained at the Informal Fact-Finding Conference, and in consideration of the criteria contained in §54.1-204.B of the *Code of Virginia*, the Board determined it could not protect the health, safety and welfare of the public due to the nature and seriousness of the crime, the extent to which the profession might offer Mr. Kipper an opportunity to engage in further criminal activity of the same type and the limited amount of time that has elapsed since Kipper's last involvement in the commission of a crime and voted to deny the license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover,

File Number 2020-00283, David R. Kipper

Johnson, Moiz and Pineda.

In the matter of **File Number 2020-00163, Peter D. Donahue**, 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. Peter D. Donahue, applicant, was present and addressed the Board. A motion was made by Ms. Grimsley and seconded by Ms. Davis to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and approve Mr. Donahue's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Moiz and Pineda.

File Number 2020-00163, Peter D. Donahue

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

In the matter of **File Number 2020-00310, Lawrence C. Kim**, 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 Ms. Grimsley and seconded by Ms. Gatewood to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to deny Mr. Kim's application for a real estate broker's license as he did not provide sufficient evidence that he has equivalent experience to that which is required therefore he has not been actively engaged as a real estate salesperson and/or broker for 36 of the 48 months preceding his application. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Moiz and Pineda.

File Number 2020-00310, Lawrence C. Kim

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

In the matter of **File Number 2020-00278, Kristin E. Thompson**, 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. Kristin E. Thompson, applicant, was present and addressed the Board. A motion was made by Ms. Grimsley and seconded by

File Number 2020-00278, Kristin E. Thompson

Ms. Gatewood to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to deny Ms. Thompson's application for a real estate broker's license as she did not provide sufficient evidence that she has equivalent experience to that which is required therefore she has not been actively engaged as a real estate salesperson and/or broker for 36 of the 48 months preceding her application. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Moiz and Pineda.

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

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

Transfer of Chair

In the matter of **File Number 2018-02625, Ruchi Kapani**, 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. Ruchi Kapani, respondent, was present and addressed the Board. A motion was made by Mr. Moiz and seconded by Ms. Davis to find a violation of 18 VAC 135-20-260.5 (Count 1) of the Board's 2003 Regulations, a violation of 18 VAC 135-20-260.7 (Count 2) of the Board's 2003 Regulations, and a violation of 18 VAC 135-20-260.1 (Count 3) of the Board's 2003 Regulations. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Moiz, and Pineda.

File Number 2018-02625, Ruchi Kapani

A motion was made by Mr. Moiz and seconded by Ms. Bower to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose a monetary penalty of \$400.00 for the violation contained in Count 3, for a total of \$400.00. In addition, for violation of Count 1, Kapani's license is placed on probation for two (2) years under the following term: Kapani and her principal broker will provide quarterly reports to the Board that she is in compliance with the rules and regulations of the Board. In addition, for violation of Count 3, Kapani's license will be placed on probation and Kapani will be required to complete two classroom hours of Board-approved continuing education pertaining to Legal Updates. Such course(s) shall be completed in a classroom. Further, Kapani shall provide

evidence acceptable to the Board that Kapani has successfully completed the course(s) within six (6) months of the effective date of the order. The above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Moiz and Pineda.

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

In the matter of **File Number 2018-03166, Greg V. Ford**, 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. Gatewood and seconded by Mr. Moiz to find a violation of 18 VAC 135-20-160.B (Count 1) of the Board's 2015 Regulations, a violation of 18 VAC 135-20-190.B (Count 3) of the Board's 2015 Regulations, and find no violation of 18 VAC 135-20-190.E.3 (Count 2) of the Board's 2015 Regulations. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson, Moiz, and Pineda.

File Number 2018-03166, Greg V. Ford

A motion was made by Ms. Johnson and seconded by Ms. Pineda to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose no monetary penalty. The Board also imposes the following sanctions: For violation of Count 1, Ford's license will be placed on probation and Ford will be required to complete eight (8) classroom hours of Board-approved continuing education pertaining to Legal Updates. Such course(s) shall be completed in a classroom. Further, Ford shall provide evidence acceptable to the Board that he successfully completed the course within six (6) months of the effective date of the Order. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson, Moiz and Pineda.

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

In the matter of **File Number 2019-02394, Harene Nana Brew**, the Board reviewed the Consent Order as seen and agreed to by Ms. Brew. A motion was made by Ms. Johnson and seconded by Ms. Davis to accept the proposed Consent Order offer wherein Ms. Brew admits to a violation of 18 VAC 135-20-260.11.1 (Count 1) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$1,000.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$1,150.00. In addition, for the violation of Count 1, Brew agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Ethics and Standards of Conduct and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson, Moiz and Pineda.

File Number 2019-02394, Harene Nana Brew

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 2019-01806, Mitch Lee Shumate, t/a Mitch Shumate**, the Board reviewed the Consent Order as seen and agreed to by Mr. Shumate. A motion was made by Ms. Davis and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Mr. Shumate admits to a violation of 18 VAC 135-20-260.11.a; 18 VAC 135-20-260.11.b; and 18 VAC 135-20-260.11.f (Count 1) of the Board's 2015 Regulations, §54.1-2135.E (Count 2) of the *Code of Virginia*, and a violation of 18 VAC 135-20-165.2 (Count 3) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$200.00 for the violation 18 VAC 135-20-260.11.a; \$650.00 for the violation of 18 VAC 135-20-260.11.b; and \$650.00 for the violation of 18 VAC 135-20-260.11.f contained in Count 1, \$450.00 for the violation contained in Count 2, \$500.00 for the violation contained in Count 3, as well as \$150.00 in Board costs, for a total of \$2,600.00. In addition, Shumate agrees to complete at least the

File Number 2019-01806, Mitch Lee Shumate, t/a Mitch Shumate

number of classroom hours, as specified below, of Board-approved continuing education and provide proof of attendance and successful completion to the Board within six (6) months of the effective date of the Consent Order. The courses must be completed in the classroom.

- For violation of Count 1, four (4) hours pertaining to Escrow Management; and
- For violation of Count 2, eight (8) hours pertaining to Broker Management and Supervision.

It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson, Moiz and Pineda.

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 2019-01713, Nicol Z. Perry**, the Board reviewed the Consent Order as seen and agreed to by Ms. Perry. A motion was made by Ms. Davis and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Ms. Perry admits to a violation of §54.1-2132.A.4 (Count 1) of the *Code of Virginia*, and agrees to a monetary penalty of \$200.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$350.00. In addition, for violation of Count 1, Perry agrees to complete at least two (2) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Johnson, Moiz and Pineda.

File Number 2019-01713, Nicol Z. Perry

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 2019-01625, Vincent Larry McFarley, t/a Vincent McFarley**, the Board reviewed the Consent Order as seen and agreed to by Mr. McFarley. A motion was made by Ms. Johnson and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Mr. McFarley admits to a violation of §54.1-2132.A.4 (Count 1) of the *Code of Virginia*, and agrees to a monetary penalty of \$500.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$650.00. In addition, for violation of Count 1, McFarley agrees to complete at least two (2) classroom hours of Board-approved continuing education pertaining to Real Estate Agency and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting “Yes” were Bower, Davis, Gatewood, Grimsley, Johnson, Moiz and Pineda.

File Number 2019-01625, Vincent Larry McFarley, t/a Vincent McFarley

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 2019-00837, Sandra Ellen Alford**, the Board reviewed the Consent Order as seen and agreed to by Ms. Alford. A motion was made by Ms. Davis and seconded by Ms. Pineda to accept the proposed Consent Order offer wherein Ms. Alford admits to a violation of 18 VAC 135-20-260.6 (Count 1) of the Board’s 2015 Regulations, and agrees to \$150.00 in Board costs, for a total of \$150.00. In addition, for violation of Count 1, Alford agrees to revocation of her license. The motion passed unanimously. Members voting “Yes” were Bower, Davis, Gatewood, Grimsley, Johnson, Moiz and Pineda.

File Number 2019-00837, Sandra Ellen Alford

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

Mr. Hoover returned and assumed the position of Chair.

Transfer of Chair

In the matter of **File Number 2019-01111, Anna Clarina Paduhovich**, the Board reviewed the Consent Order as seen and agreed to by Ms. Paduhovich. A motion was made by Ms.

File Number 2019-01111, Anna Clarina Paduhovich

Davis and seconded by Ms. Johnson to accept the proposed Consent Order offer wherein Ms. Paduhovich admits to 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 contained in Count 1, as well as \$150.00 in Board costs, for a total of \$2,650.00. In addition, for violation of Count 1, Paduhovich agrees to a one (1) year probation of her license as of the effective date of the Order. During the one (1) year probation, Paduhovich 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 Paduhovich and her principal broker that Paduhovich is in compliance with the regulations of the Real Estate Board. If Paduhovich violates any terms of the probation, her license may be revoked, pending review by the Board. In addition, for violation of Count 1, Paduhovich agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Real Estate Agency and complete at least three (3) hours of Real Estate Contracts and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Hoover, Johnson, Moiz and Pineda.

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

In the matter of **File Number 2019-01651, Terria Galvez**, the Board reviewed the Consent Order as seen and agreed to by Ms. Galvez. A motion was made by Ms. Johnson and seconded by Ms. Davis to accept the proposed Consent Order offer wherein Ms. Galvez admits to a violation of 18 VAC 135-20-300.6 (Count 1) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$300.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$450.00. In addition, for violation of Count 1, Galvez agrees to complete at least two (2) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts and provide proof of attendance and successful completion within

File Number 2019-01651, Terria Galvez

six (6) months of the effective date of the order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Hoover, Johnson, Moiz and Pineda.

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

In the matter of **File Number 2019-01930, Mohammad Shahverdi**, the Board reviewed the Consent Order as seen and agreed to by Mr. Shahverdi. A motion was made by Ms. Johnson and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Mr. Shahverdi 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 of Count 1, as well as \$150.00 in Board costs, for a total of \$750.00. In addition, for violation of Count 1, Shahverdi agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts and provide proof of attendance and successful completion within six (6) months of the effective date of the order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Hoover, Johnson, Moiz and Pineda.

File Number 2019-01930, Mohammad Shahverdi

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

In the matter of **File Number 2018-01711, Carol Bultman**, the Board reviewed the record which consisted of the Notice of Prima Facie Case, the Revised Report of Findings, including exhibits, and the Recommendation. A motion was made by Ms. Johnson and seconded by Ms. Gatewood to find a violation of 18 VAC 135-20-260.11 (Count 1) of the Board's 2003 Regulations, a violation of 18 VAC 135-20-260.11 (Count 2) of the Board's 2003 Regulations, a violation of 18

File Number 2018-01711, Carol Bultman

VAC 135-20-260.12.b (Count 3) of the Board's 2015 Regulations, and a violation of 18 VAC 135-20-260.11 (Count 4) of the Board's 2003 Regulations. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz and Pineda.

A motion was made by Ms. Grimsley and seconded by Ms. Johnson to impose a monetary penalty of \$1,450.00 for violation contained in Count 1, \$1,450.00 for the violation contained in Count 2, \$2,050.00 for the violation contained in Count 3, and \$1,450.00 for the violation contained in Count 4, for a total of \$6,400.00. In addition, license revocation is imposed for the violations of Counts 1, 2, 3, and 4. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz and Pineda.

In the matter of **File Number 2019-01171, Andre Dirk Sadowski t/a Andre Sadowski**, the Board reviewed the record which consisted of the Notice of Prima Facie Case, the Report of Findings, including exhibits, and the Recommendation. A motion was made by Ms. Grimsley and seconded by Ms. Bower to find a violation of 18 VAC 135-20-260.11.g (Count 1) of the Board's 2015 Regulations, a violation of 18 VAC 135-20-300.6 (Count 2) of the Board's 2015 Regulations, and a violation of 18 VAC 135-20-310.2 (Count 3) of the Board's 2015 Regulations. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz and Pineda.

File Number 2019-01171, Andre Dirk Sadowski t/a Andre Sadowski

A motion was made by Ms. Grimsley and seconded by Ms. Bower to impose a monetary penalty of \$500.00 for violation contained in Count 1, \$600.00 for the violation contained in Count 2, \$600.00 for the violation contained in Count 3, for a total of \$1,700.00. The Board also imposes the following sanctions: For violation of Counts 1 and 3, license revocation is imposed. In addition, for the violation of Count 2, Sadowski shall be placed on probation and required to complete two (2) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts. Such course(s) shall be completed in a classroom. Further, Sadowski shall provide evidence acceptable to the Board that he successfully completed the course(s) within three (3) months of the effective date of the order. The above-referenced continuing education requirements, if applicable, for renewal,

reinstatement, or activation of a license. The motion passed unanimously. Members voting “Yes” were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz and Pineda.

In the matter of **File Number 2020-00637, Virginia Real Estate Transaction Recovery Act Claim of Karla Zeledon (Claimant) and Platinum Realty Inc. (Regulant)**, the Board reviewed the record which consisted of the Notice of Prima Facie Case, the claim review file, exhibits, and the Recovery Fund claim form and Claim Review. A motion was made by Mr. Moiz and seconded by Ms. Davis to adopt the recommendation to approve payment in the amount of \$20,000.00. The motion passed unanimously. Members voting “Yes” were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson and Moiz. Ms. Pineda did not participate in the discussion or vote in this matter.

File Number 2020-00637, Virginia Real Estate Transaction Recovery Act Claim of Karla Zeledon (Claimant) and Platinum Realty Inc. (Regulant)

In the matter of **File Number 2019-00823, Matthew Shin Chiang, t/a Matthew Chiang**, the Board reviewed the Consent Order as seen and agreed to by Mr. Chiang. A motion was made by Ms. Grimsley and seconded by Ms. Johnson to accept the proposed Consent Order offer wherein Mr. Chiang 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 contained in Count 2, as well as \$150.00 in Board costs, for a total of \$1,150.00. In addition, Chiang agrees to complete at least the number of classroom hours, as specified below, of Board-approved continuing education and provide proof of attendance and successful completion to the Board within six (6) months of the effective date of the Consent Order. The courses must be completed in the classroom.

File Number 2019-00823, Matthew Shin Chiang, t/a Matthew Chiang

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

It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting “Yes” were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson and Moiz. Ms. Pineda

did not participate in the discussion or vote in this matter.

In the matter of **File Number 2019-01120, Christine Marie Knowles, t/a Crysty Knowles**, the Board reviewed the Consent Order as seen and agreed to by Ms. Knowles. A motion was made by Ms. Johnson and seconded by Ms. Grimsley to accept the proposed Consent Order offer wherein Ms. Knowles 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 of Count 1, as well as \$150.00 in Board costs, for a total of \$750.00. In addition, for violation of Count 1, Knowles agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts and provide proof of attendance and successful completion within six (6) months of the effective date of the order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson and Moiz. Ms. Pineda did not participate in the discussion or vote in this matter.

File Number 2019-01120, Christine Marie Knowles, t/a Crysty Knowles

In the matter of **File Number 2019-01266, James Randy Andrews, t/a Randy Andrews**, the Board reviewed the Consent Order as seen and agreed to by Mr. Andrews. A motion was made by Ms. Johnson and seconded by Ms. Gatewood to accept the proposed Consent Order offer wherein Mr. Andrews admits to a violation of 18 VAC 135-20-310.2 (Count 1) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$500.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$650.00. In addition, for violation of Count 1, Andrews agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts and provide proof of attendance and successful completion within six (6) months of the effective date of the order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood,

File Number 2019-01266, James Randy Andrews, t/a Randy Andrews

Grimsley, Hoover, Johnson and Moiz. Ms. Pineda did not participate in the discussion or vote in this matter.

In the matter of **File Number 2019-01508, Kristen Hetherington Cacoperdo, t/a Kristen Cacoperdo**, the Board reviewed the Consent Order as seen and agreed to by Ms. Cacoperdo. A motion was made by Ms. Johnson and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Ms. Cacoperdo admits to a violation of §54.1-2137.B (Count 1) of the *Code of Virginia*, a violation of 18 VAC 135-20-220.A.3 (Count 2) of the Board's 2015 Regulations, and a violation of §54.1-2131.A.1 (Count 3) of the *Code of Virginia*, and agrees to a monetary penalty of \$300.00 for the violation of Count 1, \$700.00 for the violation contained in Count 2, \$1,200.00 for the violation contained in Count 3, as well as \$150.00 in Board costs, for a total of \$2,350.00. In addition, Cacoperdo agrees to complete at least the number of classroom hours, as specified below, of Board-approved continuing education and provide proof of attendance and successful completion to the Board within six (6) months of the effective date of the Consent Order. The courses must be completed in the classroom.

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

It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson and Moiz. Ms. Pineda did not participate in the discussion or vote in this matter.

In the matter of **File Number 2019-01893, Norman Glenn Odeneal, II, t/a Norm Odeneal**, the Board reviewed the Consent Order as seen and agreed to by Mr. Odeneal. A motion was made by Ms. Grimsley and seconded by Ms. Johnson to accept the proposed Consent Order offer wherein Mr. Odeneal admits to a violation of 18 VAC 135-20-310.1 (Count 1) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$450.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$600.00. In

File Number 2019-01508, Kristen Hetherington Cacoperdo, t/a Kristen Cacoperdo

File Number 2019-01893, Norman Glenn Odeneal, II, t/a Norm Odeneal

addition, for violation of Count 1, Odeneal agrees to complete at least two (2) 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 Bower, Davis, Gatewood, Grimsley, Hoover, Johnson and Moiz. Ms. Pineda did not participate in the discussion or vote in this matter.

In the matter of **File Number 2019-02046, Marion K. Anglin**, the Board reviewed the Consent Order as seen and agreed to by Ms. Anglin. A motion was made by Ms. Johnson and seconded by Ms. Davis to accept the proposed Consent Order offer wherein Ms. Anglin admits to 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, and agrees to a monetary penalty of \$600.00 for the violation of Count 1, \$600.00 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, Anglin agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts and provide proof of attendance and successful completion within six (6) months of the effective date of the order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson and Moiz. Ms. Pineda did not participate in the discussion or vote in this matter.

File Number 2019-02046, Marion K. Anglin

In the matter of **File Number 2019-02147, Sunhee Chung**, the Board reviewed the Consent Order as seen and agreed to by Ms. Chung. A motion was made by Ms. Davis and seconded by Ms. Grimsley to accept the proposed Consent Order offer wherein Ms. Chung admits to a violation of 18 VAC 135-20-300.9 (Count 1) of the Board's 2015

File Number 2019-02147, Sunhee Chung

Regulations, and agrees to a monetary penalty of \$950.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$1,100.00. In addition, for violation of Count 1, Chung agrees to complete at least two (2) classroom hours of Board-approved continuing education pertaining to Ethics and Standards of Conduct and provide proof of attendance and successful completion within six (6) months of the effective date of the order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson and Moiz. Ms. Pineda did not participate in the discussion or vote in this matter.

In the matter of **File Number 2019-02475, Armin Delmont Harris, Sr., dba Armin Harris**, the Board reviewed the Consent Order as seen and agreed to by Mr. Harris. A motion was made by Ms. Johnson and seconded by Ms. Grimsley to accept the proposed Consent Order offer wherein Mr. Harris admits to a violation of §54.1-2132.A.4 (Count 1) of the *Code of Virginia*, and a violation of 18 VAC 135-20-310.2 (Count 2) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$500.00 for the violation of 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, Harris agrees to complete at least the number of classroom hours, as specified below, of Board-approved continuing education and provide proof of attendance and successful completion to the Board within six (6) months of the effective date of the Consent Order. The courses must be completed in the classroom.

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

It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson and Moiz. Ms. Pineda

File Number 2019-02475, Armin Delmont Harris, Sr., dba Armin Harris

did not participate in the discussion or vote in this matter.

In the matter of **File Number 2020-00745, Dominion Properties Virginia, LLC**, the Board reviewed the Consent Order as seen and agreed to by Dominion Properties Virginia, LLC. A motion was made by Ms. Grimsley and seconded by Mr. Moiz to accept the proposed Consent Order offer wherein Dominion Properties Virginia, LLC, admits to a violation of 18 VAC 48-50-190.1 (To wit: 18 VAC 48-70-50.4 and 7) (Count 1) of the Board's 2012 Regulations, and agrees to a monetary penalty of \$750.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$900.00. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson and Moiz. Ms. Pineda did not participate in the discussion or vote in this matter.

File Number 2020-00745, Dominion Properties Virginia, LLC

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

Administrative Issues

A motion was made by Ms. Johnson and seconded by Ms. Davis to approve the proposed language for 18 VAC 130-20-155. Grounds for disciplinary action; and 18 VAC 130-20-180. Maintenance and management of escrow accounts, and file an exempt regulatory action to amend the Real Estate regulations as proposed to conform to the recodification of Title 55 of the *Code of Virginia*. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz and Pineda.

A motion was made by Ms. Grimsley and seconded by Ms. Gatewood to retain the Real Estate Board regulations, the Fair Housing regulations and Public Participant Guidelines in their current forms pursuant to the Notice of Periodic Review. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz and Pineda.

A motion was made by Ms. Bower and seconded by Ms. Grimsley to approve a one year contract extension for examination provider PSI. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz and Pineda.

The Board reviewed the report from the November 13, 2019,

Education

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

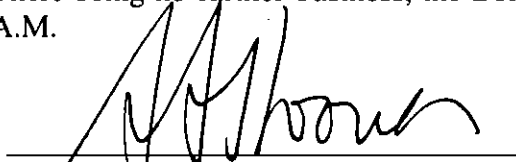
A motion was made by Ms. Grimsley and seconded by Ms. Johnson to approve a continuing education waiver with an Agreement for Licensure for Peggy Coffey. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Gatewood, Grimsley, Hoover, Johnson, Moiz and Pineda.

Ms. Martine thanked the Board members for attending the Board Member Training Conference held in October.

New Business

There being no further business, the Board adjourned at 11:44 A.M.

Adjourn



Steve Hoover, Chair

Mary Broz Vaughan, Secretary

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

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

1. Name: Steve Hoover
(Name of Board Member)

2. Title: Board Member

3. Agency: Real Estate Board
(Name of Board)

4. Meeting/IFF Date: November 14, 2019
(Date)

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

(Agenda Item)

Nature of Personal Interest Affected by Transaction: _____

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

I am able to participate in this transaction fairly, objectively, and in the public interest.

or

I did not participate in the transaction.

6. I do not have a personal interest in any transactions taken at this meeting.

Steve Hoover
Signature

11/14/2019
Date

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

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

1. Name: Lynn G. Grimsley
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board
(Name of Board)
4. Meeting/IFF Date: November 14, 2019
(Date)

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

(Agenda Item)

Nature of Personal Interest Affected by Transaction: _____

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

- I am able to participate in this transaction fairly, objectively, and in the public interest.
- or
- I did not participate in the transaction.
6. I **do not** have a personal interest in any transactions taken at this meeting.

Lynn Grimsley
Signature

11/14/19
Date

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

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

1. Name: Libby Gatewood
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board
(Name of Board)
4. Meeting/IFF Date: November 14, 2019
(Date)

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

(Agenda Item)

Nature of Personal Interest Affected by Transaction: _____

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

- I am able to participate in this transaction fairly, objectively, and in the public interest.
- or
- I did not participate in the transaction.
6. I do not have a personal interest in any transactions taken at this meeting.


Signature

11/14/19
Date

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

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

1. Name: Margaret D. Davis
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board
(Name of Board)
4. Meeting/IFF Date: November 14, 2019
(Date)

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


(Agenda Item)

Nature of Personal Interest Affected by Transaction: _____

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

- I am able to participate in this transaction fairly, objectively, and in the public interest.
- or
- I did not participate in the transaction.

6. I do not have a personal interest in any transactions taken at this meeting.


Signature

11/14/19
Date

STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT

TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government

1. Name: Mayra Pineda
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board
(Name of Board)
4. Meeting/IFF Date: November 14, 2019
(Date)

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

#10. 2020-00199 - Kevin J. Connelly
(Agenda Item)

Nature of Personal Interest Affected by Transaction: _____

Know party in the case.

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

I am able to participate in this transaction fairly, objectively, and in the public interest.

or

I did not participate in the transaction.

6. I do not have a personal interest in any transactions taken at this meeting.

Mayra Pineda
Signature

11/14/19
Date

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

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

1. Name: Ibrahim A. Moiz
(Name of Board Member)

2. Title: Board Member

3. Agency: Real Estate Board
(Name of Board)

4. Meeting/IFF Date: November 14, 2019
(Date)

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

2020-00201 (v1) (2)
(Agenda Item)

Nature of Personal Interest Affected by Transaction: FORUMER STUDENT


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

I am able to participate in this transaction fairly, objectively, and in the public interest.

or

I did not participate in the transaction.

6. I do not have a personal interest in any transactions taken at this meeting.


Signature

11/14/19
Date

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

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

1. Name: Candice Bower
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board
(Name of Board)
4. Meeting/IFF Date: November 14, 2019
(Date)

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

_____ (Agenda Item)

Nature of Personal Interest Affected by Transaction: _____

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

- I am able to participate in this transaction fairly, objectively, and in the public interest.
- or
- I did not participate in the transaction.
6. I do not have a personal interest in any transactions taken at this meeting.


Signature

11/14/19
Date

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

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

1. Name: Sharon Johnson
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board
(Name of Board)
4. Meeting/IFF Date: November 14, 2019
(Date)

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

_____ (Agenda Item)

Nature of Personal Interest Affected by Transaction: _____

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

- I am able to participate in this transaction fairly, objectively, and in the public interest.
- or
- I did not participate in the transaction.
6. I do not have a personal interest in any transactions taken at this meeting.

Sharon Johnson
Signature

11/14/19
Date