

REAL ESTATE BOARD
MINUTES OF MEETING

March 16, 2023

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

Sharon Johnson, Chair
Margaret Davis
Kemper Funkhouser
Cavelle Mollineaux
David Perry
Nan Piland
Catina Jones

Board members absent from the meeting: Ibrahim Moiz, Vice-Chair
Anna Thronson

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

Demetrios Melis, Director
Tom Payne, Deputy Director
Stephen Kirschner, Deputy Director
Liz Hayes, Fair Housing Administrator
Deanda Shelton, Assistant Fair Housing Administrator
Donnitria Mosby, Fair Housing Investigator
Angela Keefe-Thomas, Fair Housing Investigator
Erin Madden, Regulatory Operations Administrator
Emily Trent, Administrator Coordinator

Elizabeth Peay and Todd Shockley, from the Office of the Attorney General were present.

Ms. Johnson called the meeting to Order at 10:00 A.M.

Call to Order

A motion was made by Ms. Davis and seconded by Mr. Perry to approve the agenda. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Jones, Mollineaux, Perry and Piland.

Agenda

A motion was made by Ms. Davis and seconded by Ms. Piland to adopt the January 19, 2023, Real Estate Fair Housing Sub Committee Meeting minutes and the January 19, 2023, Real Estate Board Meeting minutes. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Jones, Mollineaux, Perry and Piland.

There was no public comment.

Liz Hayes, Fair Housing Administrator, updated the Board on the current Fair Housing case load. No action was taken by the Board.

In the matter of **Harold Scheuer and Liga Scheuer v. Jorge Campos, Damian Pacheco, Patrica Feinberg dba Patsy Feinberg and Realty Group of Springfield dba RE MAX 100, REB File 2022-01301**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis. Matt Cockerham, Supervising Broker, Realty Group of Springfield dba RE MAX 100, respondent, was present and addressed the Board. A motion was made by Ms. Davis and seconded by Mr. Funkhouser to find no reasonable cause the respondents discriminated against the complainants in terms and conditions or refusal to sell based upon source of funds. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Jones, Mollineaux, Perry and Piland.

In the matter of **Jaleh Ames v. Accend Ellipse LLC, Drucker & Falk, LLC and Nicole Scheidler, REB File 2023-00030**, 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. Funkhouser to find no reasonable cause the respondents discriminated against the complainant by otherwise making housing unavailable or discriminating in terms and conditions of rental based upon race. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Jones, Mollineaux, Perry and Piland.

In the matter of **Winfred Mills v. Melissa LNU, Lantern Ridge, LC and Weinstein Management Company, Inc., REB File 2023-00044**, 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. Funkhouser to find no reasonable cause the respondents

Minutes

Public Comment

Fair Housing Report

Harold Scheuer and
Liga Scheuer v.
Jorge Campos,
Damian Pacheco,
Patrica Feinberg dba
Patsy Feinberg and
Realty Group of
Springfield dba RE
MAX 100, REB File
2022-01301

Jaleh Ames v.
Accend Ellipse LLC,
Drucker & Falk,
LLC and Nicole
Scheidler, REB File
2023-00030

Winfred Mills v.
Melissa LNU,
Lantern Ridge, LC
and Weinstein
Management
Company Company,

discriminated against the complainant by offering discriminatory terms and conditions or by refusing to provide a reasonable accommodation based upon disability. The motion passed unanimously. Members voting “Yes” were Davis, Funkhouser, Johnson, Jones, Mollineaux, Perry and Piland.

Mr. Shockley gave the Board a litigation update. No action was taken by the Board.

In the matter of **File Number 2023-01016, Hilda Teresa Parrales**, the Board reviewed the record which consisted of the application file, transcript, exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference. A motion was made by Ms. Davis and seconded by Mr. Funkhouser 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. Parrales’ application for a real estate salesperson’s license. The motion passed unanimously. Members voting “Yes” were Davis, Funkhouser, Johnson, Jones, Mollineaux, Perry and Piland.

In the matter of **File Number 2023-01043, Devon Rashad Burke**, the Board reviewed the record which consisted of the application file, transcript, exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference. Devon Rashad Burke, applicant, was present and addressed the Board. A motion was made by Ms. Davis and seconded by Mr. Funkhouser 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. Burke’s application for a real estate salesperson’s license. The motion passed unanimously. Members voting “Yes” were Davis, Funkhouser, Johnson, Jones, Mollineaux, Perry and Piland.

In the matter of **File Number 2023-01283, Michelle Renea Wheeler**, the Board reviewed the record which consisted of the application file, transcript, exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference. 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 approve Ms. Wheeler’s application for a real estate broker’s license. The motion passed unanimously. Members voting “Yes”

Inc., REB File 2023-00044

Fair Housing – Litigation Report

File Number 2023-01016, Hilda Teresa Parrales

File Number 2023-01043, Devon Rashad Burke

File Number 2023-01283, Michelle Renea Wheeler

were Davis, Funkhouser, Johnson, Jones, Mollineaux and Piland.

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

In the matter of **File Number 2022-01648, Diondra Gray**, the Board reviewed the record which consisted of the investigative file, transcript, exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference. A motion was made by Ms. Davis and seconded by Mr. Funkhouser to find a violation of 18 VAC 135-20-260.12 (Count 1) of the Board's 2015 Regulations. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Jones and Piland.

File Number 2022-01648, Diondra Gray

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 to impose a monetary penalty of \$2,500.00 for the violation contained in Count 1, for a total of \$2,500.00. In addition, for violation of Count 1, license revocation is imposed. In addition, for the violation of Count 1, Gray's license shall be placed on probation for a period of three (3) months and required to complete three (3) classroom hours of Board-approved post-license education pertaining to Ethics and Standards of Conduct and six (6) classroom hours of Board-approved post-license education pertaining to Contract Writing. Such course(s) shall be completed in a classroom. Further, Gray shall provide evidence acceptable to the Board that Gray successfully completed the course(s) within three (3) months of the effective date of the Order. The above-referenced post-license education hours will not count towards any continuing education requirement, if applicable, for renewal, reinstatement, or activation of a license. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Jones and Piland.

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

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

In the matter of **File Number 2023-00116, Raven Katherine Docia Sickal t/a Raven Sickal**, the Board reviewed the Consent Order as seen and agreed to by Ms. Sickal. A motion

File Number 2023-00116, Raven Katherine Docia

was made by Ms. Davis and seconded by Mr. Funkhouser to accept the proposed Consent Order offer wherein Sickal 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. It is acknowledged that, following the showing, no purchase offer was presented to the Listing Agent by Sickal, and on May 22, 2022, an Exclusive Right to Represent Buyer Agreement was executed. Therefore, the Board shall waive imposition of \$250.00 of the monetary penalty for Count 1. Additionally, Sickal agrees to complete at least three (3) classroom hours of Board-approved Post-License education pertaining to Agency Law within sixty (60) days of the effective date of the Order. The course(s) must be completed in the classroom. Furthermore, 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 Davis, Funkhouser, Johnson, Jones, Mollineaux and Piland.

Sickal t/a Raven
Sickal

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

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

Transfer of Chair

In the matter of **File Number 2022-02104, Lilibeth Samin Racelis**, 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. Lilibeth Samin Racelis, respondent, was present and addressed the Board. A motion was made by Mr. Funkhouser and seconded by Mr. Perry to accept the recommendation to find no violation of 18 VAC 135-20-310.2 (Count 1) of the Board’s 2015 Regulations, and no violation of §54.1-2132.A.4 (Count 2) of the *Code of Virginia* and close the file. The motion passed unanimously. Members voting “Yes” were Davis, Funkhouser, Jones, Mollineaux and Perry.

File Number 2022-
02104, Lilibeth
Samin Racelis

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

Ms. Johnson returned and assumed the position of Chair.

In the matter of **File Number 2022-02105, Anna Lea Jenkins**, the Board reviewed the record which consisted of 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 written statement from Ms. Jenkins, respondent, was presented and read by the Board. A motion was made by Ms. Davis and seconded by Mr. Perry to find a violation §54.1-2135.A.2 (Count 1) of the *Code of Virginia*, and a violation of 18 VAC 135-20-300.9 (Count 2) of the Board's 2015 Regulations. The motion passed unanimously. Members voting "Yes" were Davis, Johnson, Jones, Mollineaux and Perry.

A motion was made by Ms. Davis and seconded by Mr. Mollineaux to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose a monetary penalty of \$300.00 for the violation contained in Count 1, and \$1,050.00 for the violation contained in Count 2, for a total of \$1,350.00. The Board also imposes the following sanctions: For violations of Counts 1 and 2, Jenkins' license shall be placed on probation for a period of six (6) months and shall complete three (3) classroom hours of Board-approved Post-License education related to Agency Law, and three (3) classroom hours of Board-approved Post-License education pertaining to Risk Management. Such courses shall be completed in a classroom. Further, Jenkins shall provide evidence acceptable to the Board that Jenkins successfully completed the course within six (6) months of the effective date of the Board's Order. The above-referenced Post-License 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 Davis, Johnson, Jones, Mollineaux and Perry.

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

In the matter of **File Number 2022-02025, Gretchen Michelle Sherrill**, the Board reviewed the record which consisted of the record which consisted of the investigative file, transcript, and exhibits from the Informal Fact-Finding Conference, and the

Transfer of Chair

File Number 2022-02105, Anna Lea Jenkins

File Number 2022-02025, Gretchen Michelle Sherrill

Summary of the Informal Fact Finding Conference of the presiding Board member. A motion was made by Ms. Davis and seconded by Mr. Mollineaux to find a violation §54.1-2132.A.4 (Count 1) of the *Code of Virginia*, and a violation of 18 VAC 135-20-310.2 (Count 3) of the Board's 2015 Regulations, and to find no violation of §54.1-2132.A.4 (Count 2) of the *Code of Virginia* and close that aspect of the file. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Jones, Mollineaux and Perry.

A motion was made by Ms. Davis and seconded by Mr. Funkhouser to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose a monetary penalty of \$1,000.00 for the violation contained in Count 1, and \$750.00 for the violation contained in Count 3, for a total of \$1,750.00. The Board also imposes the following sanctions: For violation of Counts 1 and 3, Sherrill's license is placed on probation for a period of six (6) months and shall complete the following Board-approved Post-License education courses:

- Six (6) classroom hours pertaining to Real Estate Law and Regulations;
- Three (3) classroom hours pertaining to Ethics and Standards of Conduct;
- Two (2) classroom hours pertaining to Current Industry Issues and Trends;
- Three (3) classroom hours pertaining to Agency Law;
- Six (6) classroom hours pertaining to Contract Writing;
- Three (3) classroom hours pertaining to Rick Management; and
- Three (3) classroom hours pertaining to Escrow Requirements;

Further, Sherrill shall provide evidence acceptable to the Board that Sherrill successfully completed the courses within six (6) months of the effective date of the Order. The above-referenced Post-License education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Jones, Mollineaux and Perry.

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

In the matter of **File Number 2022-02376, Stacy Samuel Scott Johnson**, the Board reviewed the record which consisted of the Notice of Prima Facie Case, investigative file, and the Recommendation. A motion was made by Ms. Davis and seconded by Mr. Funkhouser to find a violation of 18 VAC 135-20-300.6 (Count 1) of the Board's 2015 Regulations, and a violation of §54.1-2131.A.2.d (Count 2) of the *Code of Virginia*. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Jones, Mollineaux, Perry and Piland.

File Number 2022-02376, Stacy Samuel Scott Johnson

A motion was made by Ms. Davis and seconded by Mr. Funkhouser to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose the following sanctions: A monetary penalty of \$600.00 for the violation contained in Count 1, and \$1,000.00 for the violation contained in Count 2, for a total of \$1,600.00. In addition, for violations of Count 1 and 2, Johnson's license shall be placed on probation for a period of six (6) months and required to complete six (6) classroom hours of Board-approved continuing education pertaining to Contract Writing. Such course(s) shall be completed in a classroom. Further, Johnson shall provide evidence acceptable to the Board that Johnson 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 Davis, Funkhouser, Johnson, Jones, Mollineaux, Perry and Piland.

In the matter of **File Number 2022-02213, Charles Raymond Fobes**, the Board reviewed the record which consisted of the Notice of Prima Facie Case, investigative file, and the Recommendation. A motion was made by Ms. Davis and seconded by Mr. Funkhouser to find a violation of 18 VAC 135-20-300.6 (Count 1) of the Board's 2015 Regulations, and two violations of §54.1-2135.A.1 (Count 2) of the *Code of Virginia*. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Jones, Mollineaux, Perry and Piland.

File Number 2022-02213, Charles Raymond Fobes

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 to impose the following

sanctions: A monetary penalty of \$600.00 for the violation contained in Count 1, and \$800.00 for each violation contained in Count 2, for a total of \$2,200.00. In addition, for violations of Counts 1 and 2, Fobes' license shall be placed on probation for a period of six (6) months. For violation of Count 1, Fobes shall complete six (6) hours of Board-approved Post-License education pertaining to Contract Writing; For violations of Count 2, Fobes shall complete two (2) classroom hours of Board-approved Post-License education pertaining to Property Management. Such course(s) shall be completed in a classroom. Further, Fobes shall provide evidence acceptable to the Board that Fobes successfully completed the course(s) within six (6) months of the effective date of the Order. The above-referenced Post-License education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license. The motion passed unanimously. Members voting "Yes" were Davis, Funkhouser, Johnson, Jones, Mollineaux, Perry and Piland.

In the matter of **File Number 2023-00255, Robert Duke Lawrence, t/a Bobby Lawrence**, the Board reviewed the Consent Order as seen and agreed to by Mr. Lawrence. A motion was made by Ms. Davis and seconded by Ms. Piland to accept the proposed Consent Order offer wherein Lawrence admits to a violation of 18 VAC 135-20-260.11.g (Count 1) of the Board's 2021 Regulations, and agrees to a monetary penalty of \$500.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$650.00. In addition, for the violation of Count 1, Lawrence 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 successful completion to the Board within six (6) months of the effective date of the Order. The courses 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 Davis, Funkhouser, Johnson, Jones, Mollineaux, Perry and Piland.

File Number 2023-00255, Robert Duke Lawrence, t/a Bobby Lawrence

In the matter of **File Number 2022-02053, Frederick Jamel Culbreath, t/a Fred Culbreath**, the Board reviewed the Consent Order as seen and agreed to by Mr. Culbreath. A motion was made by Ms. Davis and seconded by Mr.

File Number 2022-02053, Frederick Jamel Culbreath, t/a Fred Culbreath

Funkhouser to accept the proposed Consent Order offer wherein Culbreath admits to a violation of 18 VAC 135-20-260.11.i (Count 1) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$1,650.00 for each violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$1,800.00. In addition, Culbreath agrees to complete at least six (6) classroom hours of Board-approved Post-License education pertaining to Real Estate Law and Regulations and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above referenced Post-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 Davis, Funkhouser, Johnson, Jones, Mollineaux, Perry and Piland.

In the matter of **File Number 2022-02321, Munineeraja Jadapalli**, the Board reviewed the Consent Order as seen and agreed to by Mr. Jadapalli. A motion was made by Ms. Davis and seconded by Mr. Funkhouser to accept the proposed Consent Order offer wherein Jadapalli admits to a violation of 18 VAC 135-20-260.11.i (Count 1) of the Board's 2021 Regulations, and agrees a monetary penalty of \$1,400.00 for the violation contained in Count 1, and \$150.00 in Board costs, for a total of \$1,550.00. In addition, Jadapalli 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 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 Davis, Funkhouser, Johnson, Jones, Mollineaux, Perry and Piland.

File Number 2022-02321, Munineeraja Jadapalli

In the matter of **File Number 2022-02455, Paul Michael Dimaio**, the Board reviewed the Consent Order as seen and agreed to by Mr. Dimaio. A motion was made by Ms. Davis and seconded by Ms. Piland to accept the proposed Consent Order offer wherein Dimaio admits to a violation of 18 VAC 135-20-310.2 (Count 1) of the Board's 2015 Regulations and agrees a

File Number 2022-02455, Paul Michael Dimaio

monetary penalty of \$600.00 for the violation contained in Count 1, and \$150.00 in Board costs, for a total of \$750.00. In addition, Dimaio agrees to complete at least six (6) classroom hours of Board-approved Post-License education pertaining to Real Estate Law and Regulations and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course 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 Davis, Funkhouser, Johnson, Jones, Mollineaux, Perry and Piland.

In the matter of **File Number 2022-02487, Rachael Beasley**, the Board reviewed the Consent Order as seen and agreed to by Ms. Beasley. A motion was made by Ms. Davis and seconded by Mr. Funkhouser to accept the proposed Consent Order offer wherein Beasley admits to a violation of §54.1-2132.A.4 (Count 1) of the *Code of Virginia*, and agrees a monetary penalty of \$500.00 for the violation contained in Count 1, and \$150.00 in Board costs, for a total of \$650.00. In addition, Beasley 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 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 Davis, Funkhouser, Johnson, Jones, Mollineaux, Perry and Piland.

File Number 2022-02487, Rachael Beasley

In the matter of **File Number 2023-00280, Robert Wayne McCarty, Jr., t/a Robbie McCarty**, the Board reviewed the Consent Order as seen and agreed to by Mr. McCarty. A motion was made by Ms. Davis and seconded by Mr. Funkhouser to accept the proposed Consent Order offer wherein McCarty admits to a violation of 18 VAC 135-20-210 (Count 1) of the Board’s 2015 Regulations and agrees a monetary penalty of \$600.00 for the violation contained in Count 1, and \$150.00 in Board costs, for a total of \$750.00. In addition, McCarty agrees to complete at least six (6) classroom hours of Board-approved

File Number 2023-00280, Robert Wayne McCarty, Jr., t/a Robbie McCarty

Post-License education pertaining to Contract Writing 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 Davis, Funkhouser, Johnson, Jones, Mollineaux, Perry and Piland.

In the matter of **File Number 2023-00456, Jonnie Kay Mellen**, the Board reviewed the Consent Order as seen and agreed to by Ms. Mellen. A motion was made by Ms. Davis and seconded by Mr. Funkhouser to accept the proposed Consent Order offer wherein Mellen admits to a violation of 18 VAC 135-20-300.9 (Count 1) of the Board's 2015 Regulations and agrees a monetary penalty of \$500.00 for the violation contained in Count 1, and \$150.00 in Board costs, for a total of \$650.00. In addition, Mellen agrees to complete at least three (3) classroom hours of Board-approved Post-License education pertaining to Agency Law and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course 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 Davis, Funkhouser, Johnson, Jones, Mollineaux, Perry and Piland.

File Number 2023-00456, Jonnie Kay Mellen

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

Administrative Issues

A regulatory report was given by Mr. Kirschner which addressed a proposed fee adjustment. No action was taken by the Board.

Mr. Kirschner gave a legislative report. No action was taken by the Board.

Ms. Piland provided a report from the March 15, 2023, Real Estate Education Committee meeting. A motion was made by Ms. Davis and seconded by Mr. Perry to adopt the March 15, 2023, Real Estate Regulatory Review Committee Meeting

Education

minutes. The motion passed unanimously. Members voting “Yes” were Davis, Funkhouser, Johnson, Jones, Mollineaux, Perry and Piland.

Mr. Kirschner presented the Universal License Recognition Emergency Regulation to the Board. The Board and staff discussed and revised the proposed regulation. A motion was made by Ms. Davis and seconded by Mr. Funkhouser to adopt the amended Universal License Recognition Emergency Regulation. The motion passed unanimously. Members voting “Yes” were Davis, Funkhouser, Johnson, Jones, Mollineaux, Perry and Piland.

New Business

There being no further business, the Board adjourned at 11:24 A.M.

Adjourn



Ibrahim Moriz, Vice-Chair



Demetrios J. Melis, Secretary

STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT

TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government

1. Name: Joseph Kemper Funkhouser, III
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board
(Name of Board)
4. Meeting/IFF Date: March 16, 2023
(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

3/16/2023
Date

STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT

TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government

1. Name: Cavelle Mollineaux
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board
(Name of Board)
4. Meeting/IFF Date: March 16, 2023
(Date)

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

REBA- 2022-1648
(Agenda Item)

Nature of Personal Interest Affected by Transaction: I know the party
and would not be able to be completely impartial.

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

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

or

I did not participate in the transaction.

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

C. Healy
Signature

03/16/2023
Date

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

TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government

1. Name: Catina Jones
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board
(Name of Board)
4. Meeting/IFF Date: March 16, 2023
(Date)

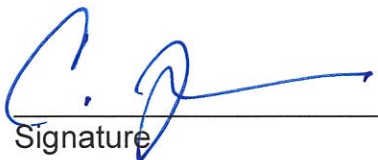
5. I have a personal interest in the following transaction:

(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

3-16-23

Date

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

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

1. Name: Nancy 'Nan' Piland
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board
(Name of Board)
4. Meeting/IFF Date: March 16, 2023
(Date)

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

(Agenda Item)

Nature of Personal Interest Affected by Transaction: _____

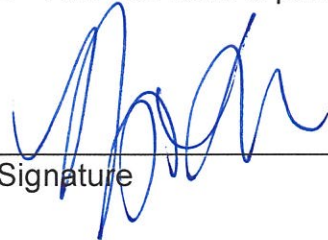
I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

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

3/16/23

Date

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

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

1. Name: David Perry
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board
(Name of Board)
4. Meeting/IFF Date: March 16, 2023
(Date)

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

(Agenda Item)

Nature of Personal Interest Affected by Transaction: _____

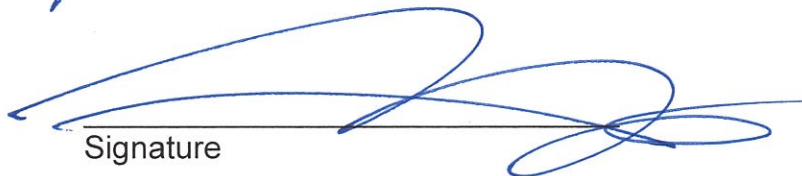
I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

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

03/16/2023
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: March 16, 2023
(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

3/15/23
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: March 16, 2023
(Date)

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

(Agenda Item)

Nature of Personal Interest Affected by Transaction: _____

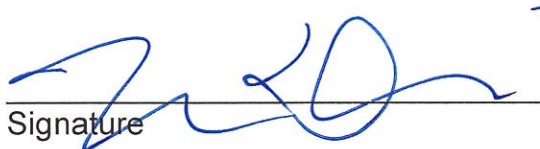
I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

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

3/16/23
Date

