

Meeting minutes, and the December 1, 2021, Real Estate Board Meeting minutes. The motion passed unanimously. Members voting “Yes” were Bower, Davis, Funkhouser, Johnson, Moiz and Perry.

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

Palmer T. Heenan, III, gave the Board a Fair Housing litigation update. No action was taken by the Board.

There was no public comment.

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

In the matter of **Irvin and Kyana Reuther v. Everette and Sandra Beverly and Audrea Beverly Carmer, REB File Number 2021-00683**, 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. Moiz to find no reasonable cause the respondents discriminated against the complainants by offering discriminatory terms and conditions, refusing to make a reasonable accommodation, intimidating, harassing, or coercing them, or otherwise making housing unavailable based upon Mrs. Reuther’s race or sex or Mr. Reuther’s disability. The motion passed unanimously. Members voting “Yes” were Bower, Davis, Funkhouser, Johnson, Moiz and Perry.

In the matter of **Alicia Windsong Diamond v. Fieldstone Senior, LP and Park Properties Management Company, LLC, REB File Number 2021-02752**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Alicia Windsong Diamond, complainant, was present and addressed the Board. A written statement from Rachael Horvath, attorney for the respondents, was presented to the Board. A motion was made by Ms. Davis and seconded by Mr. Funkhouser to find no reasonable cause the respondents discriminated against the complainant by refusing to rent; and in terms, conditions or privileges in connection to a rental based upon the complainant’s source of funds. The motion passed unanimously. Members voting “Yes” were Bower, Davis, Funkhouser, Johnson, Moiz and Perry.

Fair Housing Reports

Litigation Update

Public Comment

Attendance

**Irvin and Kyana
Reuther v. Everette
and Sandra Beverly
and Audrea Beverly
Carmer, REB File
Number 2021-00683**

**Alicia Windsong
Diamond v.
Fieldstone Senior, LP
and Park Properties
Management
Company, LLC,
REB File Number
2021-02752**

In the matter of **Sheila Russell v. Condo Association Master and Larrymore Organization, Inc.** REB File Number 2021-00523, 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. Moiz to find no reasonable cause the respondents discriminated against the complainant in terms and conditions of a rental, otherwise made housing unavailable or refused to make a reasonable accommodation based upon disability. The motion passed unanimously. Members voting “Yes” were Bower, Davis, Funkhouser, Johnson, Moiz and Perry.

**Sheila Russell v.
Condo Association
Master and
Larrymore
Organization, Inc.
REB File Number
2021-00523**

In the matter of **Etienne George Chaney and Cheryl D. Chaney v. Nancy Louise Hackney and Mo Wilson Properties, Inc.,** REB File Number 2021-01016, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. A written statement from Etienne George Chaney and Cheryl D. Chaney, complainants, was presented to the Board. A motion was made by Ms. Davis and seconded by Mr. Moiz to find no reasonable cause the respondents discriminated against the complainants by imposing discriminatory terms and conditions based upon race. The motion passed unanimously. Members voting “Yes” were Bower, Davis, Funkhouser, Johnson, Moiz and Perry.

**Etienne George
Chaney and Cheryl
D. Chaney v. Nancy
Louise Hackney and
Mo Wilson
Properties, Inc., REB
File Number 2021-
01016**

In the matter of **Jama Abdi and Safia Salah v. Fairfax Realty of Tysons, Inc. and Bhuvanewari Krishawamy,** REB File Number 2021-01670, the Board reviewed the record which consisted of the Final Investigative Report, Case Analysis and Supplemental Final Investigative Report. A motion was made by Ms. Davis and seconded by Mr. Moiz to find no reasonable cause the respondents discriminated against the complainants by refusing to rent or by offering discriminatory terms and conditions based upon race, religion or national origin. The motion passed unanimously. Members voting “Yes” were Bower, Davis, Funkhouser, Johnson, Moiz and Perry.

**Jama Abdi and Safia
Salah v. Fairfax
Realty of Tysons,
Inc. and
Bhuvanewari
Krishawamy, REB
File Number 2021-
01670**

In the matter of **Jama Abdi and Safia Salah v. Fairfax Realty of Falls Church, LLC dba Fairfax Realty Select and Dai-Hui Chen,** REB File Number 2021-01813, the Board reviewed the record which consisted of the Final Investigative Report, Case Analysis and Supplemental Final Investigative Report. A motion was made by Ms. Davis and seconded by Mr. Moiz to find no reasonable cause the respondents discriminated against the complainants by refusing to rent, or by offering discriminatory terms and conditions of a rental based upon race, religion or

**Jama Abdi and Safia
Salah v. Fairfax
Realty of Falls
Church, LLC dba
Fairfax Realty Select
and Dai-Hui Chen,
REB File Number
2021-01813**

national origin. The motion passed unanimously. Members voting “Yes” were Bower, Davis, Funkhouser, Johnson, Moiz and Perry.

In the matter of **Katrina Sutton and Dana Linzy v. Brookridge Apartments LLC and South Oxford Management LLC, REB File Number 2021-00490**, a motion was made by Ms. Davis and seconded by Mr. Funkhouser to re-open the case and have staff conduct further investigation. The motion passed unanimously. Members voting “Yes” were Bower, Davis, Funkhouser, Johnson, Moiz and Perry.

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

In the matter of **Malia Diaz v. Antoinette C. Sires, Spotswood Gardens Associates, LLC and Cavalier Land, Inc., REB File Number 2022-00906**, a motion was made by Ms. Davis and seconded by Mr. Funkhouser to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting “Yes” were Bower, Davis, Funkhouser, Johnson, Moiz and Perry.

Malia Diaz v. Antoinette C. Sires, Spotswood Gardens Associates, LLC and Cavalier Land, Inc., REB File Number 2022-00906

In the matter of **Camille Burden v. 621 N. Payne Street, LLC, Van Metre Residential Management LLC, Angely Keller and Erin Dorland, REB File Number 2021-02912**, the case was deferred.

Camille Burden v. 621 N. Payne Street, LLC, Van Metre Residential Management LLC, Angely Keller and Erin Dorland, REB File Number 2021-02912

In the matter of **Katelyn Elizabeth Bruno v. Bell Fund VI Woodbridge, LLC, Bell Partners, Inc., She’v Cook-Brown, and Denarsha Clark, REB File Number 2022-00795**, a motion was made by Ms. Davis and seconded by Mr. Funkhouser to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting “Yes” were Bower, Davis, Funkhouser, Johnson, Moiz and Perry.

Katelyn Elizabeth Bruno v. Bell Fund VI Woodbridge, LLC, Bell Partners, Inc., She’v Cook-Brown, and Denarsha Clark, REB File Number 2022-00795

In the matter of **Deidra Grimm v. Reb/Bill, Inc. dba Shore Rental Service, Pretty Lake View LLC, and Penny Stamper, REB File Number 2022-00867**, a motion was made by Ms. Davis and seconded by Mr. Funkhouser to approve the terms of the conciliation agreement as agreed to by the parties. The motion

Deidra Grimm v. Reb/Bill, Inc. dba Shore Rental Service, Pretty Lake View LLC, and Penny

passed unanimously. Members voting “Yes” were Bower, Davis, Funkhouser, Johnson, Moiz and Perry.

**Stamper, REB File
Number 2022-00867**

In the matter of **File Number 2021-02629, Lee Berry**, 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. 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. Berry’s application for a real estate salesperson’s license. The motion passed unanimously. Members voting “Yes” were Bower, Davis, Funkhouser, Johnson, Moiz and Perry.

**File Number 2021-
02629, Lee Berry**

In the matter of **File Number 2021-02623, Apollos Evaristo Santos-Quick**, 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. 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. Santos-Quick’s application for a real estate salesperson’s license, subject to an agreement for licensure for a period of two years wherein Mr. Santos-Quick and his broker will provide quarterly reports to the Board. The motion passed unanimously. Members voting “Yes” were Bower, Davis, Funkhouser, Johnson, Moiz and Perry.

**File Number 2021-
02623, Apollos
Evaristo Santos-
Quick**

In the matter of **File Number 2021-02709, Cassandra Anne Kawalsingh**, 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. Cassandra Anne Kawalsingh, applicant, was present and addressed the Board. A motion was made by Ms. Davis and seconded by Mr. Moiz 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. Kawalsingh’s application for a real estate salesperson’s license. The motion passed unanimously. Members voting “Yes” were Bower, Davis, Funkhouser, Johnson, Moiz

**File Number 2021-
02709, Cassandra
Anne Kawalsingh**

and Perry.

In the matter of **File Number 2021-02635, Jonathan David Shames**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. A motion was made by Mr. Moiz and seconded by Ms. Bower to reject the recommendation to approve Mr. Shames' application for a real estate salesperson's license contained in the Summary of the Informal Fact-Finding Conference (IFF) due to nature and seriousness of the crimes and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia* and instead deny the real estate salesperson's license due to the nature and seriousness of the crimes. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Funkhouser, Johnson, Moiz and Perry.

File Number 2021-02635, Jonathan David Shames

In the matter of **File Number 2021-02630, Vihang Vasant Nair**, 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. Vihang Vasant Nair, applicant, was 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. Nair's application for a real estate salesperson's license, subject to an agreement for licensure for a period of two years wherein Mr. Nair and his broker will provide quarterly reports to the Board. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Funkhouser, Johnson, Moiz and Perry.

File Number 2021-02630, Vihang Vasant Nair

In the matter of **File Number 2021-02634, Austin Olivia Nichole Monroe**, 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. Austin Olivia Nichole Monroe, applicant, was present and addressed the Board. A motion was made by Ms. Bower 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. Monroe's application for a real

File Number 2021-02634, Austin Olivia Nichole Monroe

estate salesperson's license, subject to an agreement for licensure for a period of one year wherein Ms. Monroe and her broker will provide quarterly reports to the Board. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Funkhouser, Johnson, Moiz and Perry.

In the matter of **File Number 2021-02626, Pamela Michelle Mastronardi**, 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. Pamela Michelle Mastronardi, applicant, was 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 Ms. Mastronardi's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Funkhouser, Johnson, Moiz and Perry.

File Number 2021-02626, Pamela Michelle Mastronardi

In the matter of **File Number 2021-01913, Margaret Anne Antosz**, 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. Margaret Anne Antosz, applicant, was present and addressed the Board. A motion was made by Mr. Funkhouser and seconded by Ms. Bower to amend the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) due to the nature and seriousness of the crimes and, after consideration of the criteria contained in §54.1-204.B of the *Code of Virginia*, approve Ms. Antosz's application for a real estate salesperson's license, subject to an agreement for licensure for a period of two years wherein Ms. Antosz and her broker will provide quarterly reports to the Board. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Funkhouser, Johnson, Moiz and Perry.

File Number 2021-01913, Margaret Anne Antosz

In the matter of **File Number 2021-01554, Erik Christian Quigley**, 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. Davis to accept the

File Number 2021-01554, Erik Christian Quigley

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* to deny the real estate salesperson's license based upon the record. After reviewing the nature and seriousness of the crimes, the relationship of the crimes to the purpose for requiring a license to engage in the occupation, the extent and nature of Quigley's past criminal activity, the age of Quigley at the time of the commission of the crimes, the amount of time that has elapsed since Quigley's last involvement in the commission of a crime, and the evidence of rehabilitation or rehabilitative effort while incarcerated or following release and voted to deny the license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Funkhouser, Johnson, Moiz and Perry.

In the matter of **File Number 2021-02631, Brett Haas Lessman**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. A motion was made by Ms. Davis and seconded by Mr. Moiz 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* to deny the real estate salesperson's license based upon the record. After reviewing the nature and seriousness of the crimes, the relationship of the crimes to the ability, capacity, or fitness required to perform the duties and discharge the responsibilities of the occupation or profession, the age of Lessman at the time of the commission of the crimes, the amount of time that has elapsed since Lessman's last involvement in the commission of a crime, and the evidence of rehabilitation or rehabilitative effort while incarcerated or following release and voted to deny the license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Funkhouser, Johnson, Moiz and Perry.

File Number 2021-02631, Brett Haas Lessman

In the matter of **File Number 2021-02520, Virginia Real Estate Transaction Recovery Act Claim of David M. Bastiaans (Claimant) and Robert Dale Schroeder, dba Family Properties (Regulant)**, the Board reviewed the record, which consisted of the claim review file, notification, and the Recovery Fund claim form and Claim Review. Robert Dale Schroeder, regulant, was present and addressed the Board. The case was remanded for an Informal Fact-Finding Conference.

File Number 2021-02520, Virginia Real Estate Transaction Recovery Act Claim of David M. Bastiaans (Claimant) and Robert Dale Schroeder, dba Family Properties

(Regulant)

In the matter of **File Number 2021-00508, Jonathon Paul Haack**, the Board reviewed the record which consisted of the investigative file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. A motion was made by Mr. Moiz and seconded by Ms. Davis to find a violation of 18 VAC 135-20-165.2 (Count 1) of the Board's 2019 Regulations. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Funkhouser, Johnson, Moiz and Perry.

File Number 2021-00508, Jonathon Paul Haack

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 to impose the following sanctions: For violation of Count 1, Haack's license is placed on probation for a period of six (6) months and required to complete two (2) classroom hours of Board-approved continuing education pertaining to Broker Supervision. Further, Haack shall provide evidence acceptable to the Board that Haack has successfully completed the course(s) within six (6) months of the effective date of the Order. The above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Funkhouser, Johnson, Moiz and Perry.

In the matter of **File Number 2021-00852, Thomas Kenny**, the Board reviewed the record which consisted of the investigative file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. A motion was made by Ms. Davis and seconded by Ms. Bower to find a violation of a violation of §54.1-2135.A.1 (Count 1) of the *Code of Virginia*. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Funkhouser, Johnson, Moiz and Perry.

File Number 2021-00852, Thomas Kenny

A motion was made by Ms. Davis and seconded by Mr. Moiz to reject the recommendation contained in the Summary of the Informal Fact-Finding Conference and instead impose the following sanctions: For violation of Count 1, license revocation is imposed. The Board found Kenny's prior repeated violations of the Board's regulations to be an aggravating factor that rises

to the level necessary to revoke the license, and voted to revoke the license instead of imposing the recommended monetary penalties and probationary terms. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Funkhouser, Johnson, Moiz and Perry.

In the matter of **File Number 2020-02234, Diana Howard**, 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. Bower and seconded by Mr. Moiz to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to remand the case to another Informal Fact-Finding Conference. The motion passed unanimously. Members voting "Yes" were Bower, Funkhouser, Johnson, Moiz and Perry.

File Number 2020-02234, Diana Howard

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

In the matter of **File Number 2021-01905, Jennifer Brock**, 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. Jennifer Brock, respondent, and Paul Colling, witness, were present and addressed the Board. A motion was made by Mr. Perry and seconded by Ms. Davis to find a violation of 18 VAC 135-20-190.B (Count 1) of the Board's 2015 Regulations, and a violation of §54.1-2131.A.4 (Count 2) of the *Code of Virginia*. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Funkhouser, Johnson, Moiz and Perry.

File Number 2021-01905, Jennifer Brock

A motion was made by Mr. Funkhouser and seconded by Ms. Davis to amend the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose the following sanctions: A monetary penalty of \$300.00 for the violation in Count 1, and to reduce the monetary penalty to \$150.00 for the violation in Count 2, for a total of \$450.00. Additionally, for violations of Counts 1 and 2, Brock's real estate salesperson's license shall be placed on probation for a period of six (6) months. Brock is required to complete six (6) hours of Board-approved post-license education pertaining to Real Estate Law and Regulations. Such course(s) shall be completed in a

classroom. Further, Brock shall provide evidence acceptable to the Board that Brock has successfully completed the course(s) within six (6) months of the effective date of the Order. The above-referenced post-license education hours will not count towards any continuing education requirement, if applicable, for renewal, reinstatement, or activation of a license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Funkhouser, Johnson, Moiz and Perry.

In the matter of **File Number 2021-02824, Renee Greenwell**, the Board reviewed the Consent Order as seen and agreed to by Ms. Greenwell. A motion was made by Ms. Davis and seconded by Mr. Moiz to accept the proposed Consent Order offer wherein Greenwell admits to a violation of 18 VAC 135-20-190.D.1 (Count 1) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$150.00 the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$300.00. In addition, for violation of Count 1, Greenwell 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 Bower, Davis, Funkhouser, Johnson, Moiz and Perry.

File Number 2021-02824, Renee Greenwell

In the matter of **File Number 2020-01699, Robert Cameron Jordan**, the Board reviewed the record which consisted of the investigative file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. A motion was made by Mr. Moiz and seconded by Ms. Davis to find a violation of §54.1-2137.B.1 (Count 1) of the *Code of Virginia*, a violation of 18 VAC 135-20-185.C.3 (Count 2) of the Board's 2015 Regulations, and a violation of 18 VAC 135-20-260.11.a (Count 3) of the Board's 2015 Regulations. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Funkhouser, Johnson, Moiz and Perry.

File Number 2020-01699, Robert Cameron Jordan

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 the following sanctions: A monetary penalty of \$350.00 for the violation in Count 1 and \$600.00 for the violation in Count 2, for a total of \$950.00. For violation of Count 1, Jordan's license is placed on probation for a period of six (6) months and required to complete three (3) hours of Board-approved post-license education pertaining to Agency. Such course(s) shall be completed in a classroom. Further, Jordan shall provide evidence acceptable to the Board that Jordan has successfully completed the course(s) within six (6) months of the effective date of the Order. The above-referenced post-license education hours will not count towards any continuing education requirement, if applicable, for renewal, reinstatement, or activation of a license. For violation of Count 2, Jordan's license is placed on probation for a period of six (6) months and required to complete three (3) hours of Board-approved post-license education pertaining to Escrow Requirements. Such course(s) shall be completed in a classroom. Further, Jordan shall provide evidence acceptable to the Board that Jordan has successfully completed the course(s) within six (6) months of the effective date of the Order. The above-referenced post-license education hours will not count towards any continuing education requirement, if applicable, for renewal, reinstatement, or activation of a license. The board voted to impose no sanction for the violation in Count 3. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Funkhouser, Johnson, Moiz and Perry.

In the matter of **File Number 2021-01811, Kevin Ray Taylor**, the Board reviewed the record which consisted of the Notice of Prima Facie Case, Report of Findings, revised Report of Findings, including exhibits, and the Recommendation. A motion was made by Ms. Davis and seconded by Mr. Moiz to find a violation of 18 VAC 135-20-260.11.g (Count 1) of the Board's 2015 Regulations, a violation of §54.1-2132.A.4 (Count 2) of the *Code of Virginia*, 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, Funkhouser, Johnson, Moiz and Perry.

File Number 2021-01811, Kevin Ray Taylor,

A motion was made by Ms. Davis seconded by Ms. Bower to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose the following sanctions: A monetary penalty of \$500.00 for the violation in Count 1, \$500.00 for the violation in Count 2, and \$600.00 for the violation in Count 3, for a total of \$1,600.00. For violation of

Counts 1 and 2, Taylor's license is placed on probation for a period of six (6) months and he is required to complete three (3) hours of Board-approved post-license education pertaining to Escrow Requirements. Such course(s) shall be completed in a classroom. Further, for violation of Count 3, Taylor's license is placed on probation for a period of six (6) months and he is required to complete six (6) hours of Board-approved post-license education pertaining to Contract Writing. Such course(s) shall be completed in a classroom. Further, Taylor shall provide evidence acceptable to the Board that Taylor has successfully completed the course(s) within six (6) months of the effective date of the Order. The above-referenced post-license education hours will not count towards any continuing education requirement, if applicable, for renewal, reinstatement, or activation of a license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Funkhouser, Johnson, Moiz and Perry.

In the matter of **File Number 2021-02813, Kimberly Orange**, the Board reviewed the Consent Order as seen and agreed to by Ms. Orange. Lawrence Marshall, II, attorney for the respondent, was present and addressed the Board. A motion was made by Ms. Bower and seconded by Mr. Funkhouser to accept the proposed Consent Order offer wherein Orange admits to two violations 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. Further, Orange agrees to a probation of her license under the following terms: (1) The term of probation will be for the duration of her current incarceration plus two (2) years. As part of this term, Orange agrees to notify the Board within thirty (30) days of her release from incarceration. (2) Orange agrees to comply with the regulations of the Board during the entirety of the probation period. (3) Following Orange's release from incarceration, for the remainder of the probation period Orange agrees to provide to the Board, on a quarterly basis and in a form acceptable to the Board, a written statement from Orange and her principal broker that Orange is in compliance with the regulations of the Real Estate Board. If Orange violates any terms of the probation, her license may be revoked, pending review by the Board. The motion passed unanimously. Members voting "Yes" were Bower, Funkhouser, Johnson, Moiz and Perry.

File Number 2021-02813, Kimberly Orange

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

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

Transfer of Chair

In the matter of **File Number 2021-02796, Jhojan Jhon Coronado Pozo**, the Board reviewed the Consent Order as seen and agreed to by Mr. Coronado Pozo. A motion was made by Ms. Davis and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Coronado Pozo admits to a violation of 18 VAC 135-20-260.6 (Count 1) of the Board's 2015 Regulations, a violation of 18 VAC 135-20-260.7 (Count 2) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$1,000.00 for the violation contained in Count 2, as well as \$150.00 in Board costs, for a total of \$1,150.00. In addition, for violation of Count 1, Coronado Pozo 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. Further, for violation of Count 1, Coronado Pozo agrees to provide to the Board, on a quarterly basis for a period of two (2) years and in a form acceptable to the Board, a written statement from his principal broker that he is in compliance with the regulations of the Real Estate Board. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Funkhouser, Moiz and Perry.

File Number 2021-02796, Jhojan Jhon Coronado Pozo

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

Ms. Johnson returned and assumed the position of Chair.

Transfer of Chair

A motion was made by Ms. Davis and seconded by Ms. Bower to take cases 22-27, as a block vote. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Funkhouser, Johnson, Moiz and Perry.

Consent Orders

In the matter of **File Number 2021-01806, Valorie Monique Lacey t/a Val Lacey**, the Board reviewed the Consent Order as seen and agreed to by Ms. Lacey. A motion was made by Ms. Davis and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Lacey admits to a violation of

File Number 2021-01806, Valorie Monique Lacey t/a Val Lacey

§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, Lacey agrees to complete at least two (2) classroom hours of Board-approved Post-License education pertaining to Ethics and Standards of Conduct and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced Post-License education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting “Yes” were Bower, Davis, Funkhouser, Johnson, Moiz and Perry.

In the matter of **File Number 2022-00119, Tiffany Ann Labbe**, the Board reviewed the Consent Order as seen and agreed to by Ms. Labbe. A motion was made by Ms. Davis and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Labbe admits to a violation of 18 VAC 135-20-260.11.g (Count 1) of the Board’s 2015 Regulations, and agrees to a monetary penalty of \$500.00 for the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$650.00. In addition, Labbe 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 Bower, Davis, Funkhouser, Johnson, Moiz and Perry.

File Number 2022-00119, Tiffany Ann Labbe

In the matter of **File Number 2022-00022, Ezekiel Daniel Martinez**, the Board reviewed the Consent Order as seen and agreed to by Mr. Martinez. A motion was made by Ms. Davis and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Martinez admits to a violation of 18 VAC 135-20-210 (Count 1) of the Board’s 2015 Regulations, a violation of 18 VAC 135-20-270.3 (Count 2) of the Board’s 2015 Regulations, a violation of 18 VAC 135-20-310.2 (Count 3) of the Board’s 2015 Regulations and agrees to a monetary penalty of \$550.00 for the violation contained in Count 1, \$1,300.00 for

File Number 2022-00022, Ezekiel Daniel Martinez

the violation contained in Count 2, \$600.00 for the violation contained in Count 3, as well as \$150.00 in Board costs, for a total of \$2,600.00. In addition, Martinez agrees to complete at least the number of classroom hours, as specified below, of Board-approved Post-License education and provide proof of attendance and successful completion to the Board within six (6) months of the effective date of the Order. The courses must be completed in the classroom.

- For violation of Count 1 and Count 3, six (6) hours pertaining to Real Estate Law and Regulations; and
- For violation of Count 2, three (3) hours pertaining to Agency Law.

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

In the matter of **File Number 2021-02726, Rebecca Woods Peters**, the Board reviewed the Consent Order as seen and agreed to by Ms. Peters. A motion was made by Ms. Davis and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Peters 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 the violation contained in Count 1, as well as \$150.00 in Board costs, for a total of \$750.00. In addition, for violation of Count 1, Peters agrees to complete at least six (6) classroom hours of Board-approved Post-License education pertaining to Contract Writing and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced Post-License education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Funkhouser, Johnson, Moiz and Perry.

File Number 2021-02726, Rebecca Woods Peters

In the matter of **File Number 2021-02524, William Gray**, the Board reviewed the Consent Order as seen and agreed to by Mr. Gray. A motion was made by Ms. Davis and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Gray

File Number 2021-02524, William Gray

admits to a violation of §54.1-2132.A.4 (Count 1) of the *Code of Virginia*, and 18 VAC 135-20-260.11.1 (Count 2) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$500.00 for the violation contained in Count 1, \$1,200.00 for the violation contained in Count 2, as well as \$150.00 in Board costs, for a total of \$1,850.00. In addition, Gray agrees to complete at least the number of classroom hours, as specified below, of Board-approved Post-License education and provide proof of attendance and successful completion to the Board within six (6) months of the effective date of the Order. The courses must be completed in the classroom.

- For violation of Count 1, three (3) hours pertaining to Escrow Requirements; and
- For violation of Count 2, three (3) hours pertaining to Ethics and Standards of Conduct.

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

In the matter of **File Number 2021-01900, Crystal Green**, the Board reviewed the Consent Order as seen and agreed to by Ms. Green. A motion was made by Ms. Davis and seconded by Ms. Bower to accept the proposed Consent Order offer wherein Green admits to a violation of 18 VAC 135-20-260.11.g (Count 1) of the Board's 2015 Regulations, a violation of 18 VAC 135-20-260.11.m (Count 2) of the Board's 2015 Regulations, a violation of 18 VAC 135-20-260.12.b (Count 3) of the Board's 2015 Regulations, and 18 VAC 135-20-300.9 (Count 4) of the Board's 2015 Regulations, and agrees to a monetary penalty of \$500.00 for the violation contained in Count 1, \$950.00 for the violation contained in Count 2, \$2,200.00 for the violation contained in Count 3, \$950.00 for the violation contained in Count 4, as well as \$150.00 in Board costs, for a total of \$4,750.00. Further, for violation of Count 3, Green agrees to a one (1) year probation of her license as of the effective date of the Order. During the one (1) year probation, Green 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 Green and her principal broker that Green is in compliance with the regulations of the Real Estate Board. If Green violates any terms of the

File Number 2021-01900, Crystal Green

probation, her license may be revoked, pending review by the Board. In addition, Green agrees to complete at least the number of classroom hours, as specified below, of Board-approved Post-License education and provide proof of attendance and successful completion to the Board within six (6) months of the effective date of the Order. The courses must be completed in the classroom.

- Three (3) hours pertaining to Ethics and Standards of Conduct; and
- Six (6) hours pertaining to Contract Writing.

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

In the matter of **File Number 2022-00925, Bruce Pitt (Claimant) v. Michael Boitnott (Regulant)**, the Board reviewed the record which consisted of the Notice of Prima Facie Case, Report of Findings, revised Report of Findings, including exhibits, and the Recommendation. Bruce Pitt, claimant, was present and addressed the Board. The case was remanded for an Informal Fact-Finding Conference.

File Number 2022-00925, Bruce Pitt (Claimant) v. Michael Boitnott (Regulant)

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

Administrative Issues

A motion was made by Ms. Davis and seconded by Mr. Funkhouser to approve payment in the amount of \$250.00 to Kaufman & Canoles, attorneys at law, for legal services provided for receivership in VA Real Estate Board v. The Rental Group I, LLC t/a The Rental (CL 14000461-00). The motion passed unanimously. Members voting "Yes" were Bower, Davis, Funkhouser, Johnson, Moiz and Perry.

The Board reviewed the report from the January 19, 2021, Real Estate Board Education Committee meeting. A motion was made by Mr. Perry and seconded by Ms. Davis to accept the Education Committee meeting report. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Funkhouser, Johnson, Moiz and Perry.

Education

At 11:34 A.M., Mr. Moiz offered a motion which was seconded

Closed Session

by Ms. Davis, that the Board meeting be recessed and that the Real Estate Board immediately reconvene in closed meeting for the purpose of consultation with legal counsel and briefings by staff members pertaining to actual or probable litigation as permitted by §2.2-3711.A.7 of the *Code of Virginia*. The following non-members will be in attendance to reasonably aid the consideration of the topic: Demetrios J. Melis, Thomas Payne, Christine Martine and Elizabeth Peay.

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

**Virginia Real Estate Board v. Central Partners Now, LLC,
dba Re/Max Central Realty**

At 11:48 A.M., a motion was made by Mr. Funkhouser and seconded by Ms. Davis that the Board reconvene in open session.

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

Certification

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

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

VOTE: 6-0

AYES: Bower, Davis, Funkhouser, Johnson, Moiz and Perry.

NAYS: None.

ABSENT DURING THE VOTE:

ABSENT DURING THE MEETING: Jones, Piland and Pineda.

In the matter of **File Number 2022-00087, Central Partners Now, LLC, dba Re/Max Central Realty**, a motion was made Mr. Funkhouser and seconded by Ms. Davis to request the Office of the Attorney General continue pursuing legal action to place Central Partners Now, LLC, into receivership. The motion passed unanimously. Members voting "Yes" were Bower, Davis, Funkhouser, Johnson, Moiz and Perry.

File Number 2022-00087, Central Partners Now, LLC dba Re/Max Central Realty

Ms. Martine briefed the Board on pending proposed legislation.


New Business

There being no further business, the Board adjourned at 12:24 P.M.

Adjourn



Sharon Johnson, 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: David Perry
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board
(Name of Board)
4. Meeting/IFF Date: January 20, 2022
(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 Date 01/20/2022

**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: January 20, 2022
(Date)

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

(Agenda Item)

Nature of Personal Interest Affected by Transaction: _____

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

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

Candice Bower
Signature

1/20/22
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: January 20, 2022
(Date)

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

(Agenda Item)

Nature of Personal Interest Affected by Transaction: _____

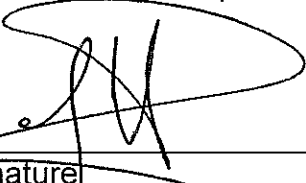
I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

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

1/20/2022
Date

STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT

TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government

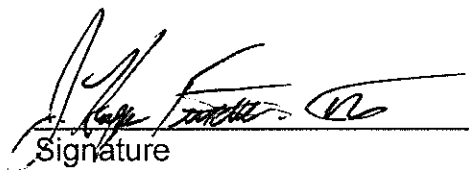
1. Name: Joseph Kemper Funkhouser, III
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board
(Name of Board)
4. Meeting/IFF Date: January 20, 2022
(Date)
5. I have a personal interest in the following transaction:

(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

1/20/2022

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: January 20, 2022
(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

1/20/22
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: January 20, 2022
(Date)

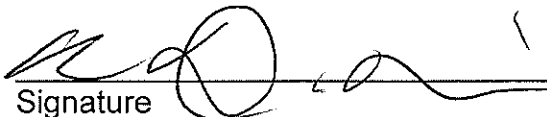
5. I have a personal interest in the following transaction:

(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

1/20/22
Date