

REAL ESTATE BOARD
MINUTES OF MEETING

May 15, 2025

The Real Estate Board met at the Department of Professional and Occupational Regulation, 9960 Mayland Drive, Richmond, Virginia. The members indicated below were present. All members present were qualified to vote, except where a specific reason for disqualification is stated. There are nine (9) members on this Board, in which five (5) constitutes a quorum pursuant to § 54.1-2104.

The following Board members were present:

Joseph 'Kemper' Funkhouser, III, Chair
Pieri Burton
Aekta Chawla
Jeremy Dalpiaz
Cavelle Mollineaux
Rajesh 'Raj' Patel
Dr. Bernice Travers (arrived at 10:04AM)

The following board members were absent:

Hector 'Rene'' Fonseca
Kermit 'Kit' Hale, Vice-Chair

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

Brian P. Wolford, Agency Director
Jeb Wilkinson, Chief Deputy Director
Steve Kirschner, LRPD Deputy Director
Anika Coleman, Executive Director
Breanne Lindsey, Regulatory Operations Administrator
Gezelle Glasgow, Administrative Coordinator
Liz Hayes, Fair Housing Director
Donnitria Mosby, Assistant Fair Housing Director
Greg Emerson, Director of Examinations

James 'Jim' Flaherty and Todd Shockley from the Office of the Attorney General were present.

Mr. Funkhouser called the meeting to Order at 10:00 A.M.

**CALL TO
ORDER**

Ms. Coleman reviewed the emergency evacuation procedures.

**EMERGENCY
EGRESS**

Mr. Funkhouser determined that a quorum was a present.

**DETERMINATION
OF QUORUM**

Mr. Mollineaux moved to approve the amended agenda. **Mr. Burton seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, Patel and Travers.

**APPROVAL OF
AGENDA**

Mr. Burton moved to approve the minutes from the March 13, 2025, Real Estate Board meeting. **Mr. Mollineaux seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, Patel and Travers

**APPROVAL OF
MINUTES**

Mr. Burton moved to approve the minutes from the March 13, 2025, Real Estate Board Fair Housing Subcommittee meeting. **Mr. Mollineaux seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, Patel and Travers.

Mr. Funkhouser welcomed guests of the audience and allowed Board members and Board staff to introduce themselves. Mr. Funkhouser welcomed Dr. Travers to the Board.

**WELCOME &
INTRODUCTIONS**

There was no public comment.

PUBLIC COMMENT

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

**FAIR HOUSING
REPORT**

Mr. Shockley provided the Board with a litigation update.

**LITIGATION
REPORT**

**FAIR HOUSING
CASES**

In the matter of **Rebecca Biscello v. Demetrius Scrivner, The Donaldson Group, LLC and Rivermont Station Apartments, LLC**

REB File Number: 2024-00975, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Neither party was present to address the Board in person, by counsel, or by any other qualified representatives.

Mr. Burton moved to find no reasonable cause to believe the respondents:

- Discriminated against the complainant by imposing discriminatory terms and conditions based on the complainant's Race; or
- Discriminated against the complainant by otherwise denying or making housing unavailable based on the complainant's Race.

Mr. Mollineaux seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, Patel and Travers.

In the matter of **Tinita Lee v. Veronica Democko, Park Properties Management Co., LLC and Wilsondale, LP** **REB File Number: 2024-02316**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Neither party was present to address the Board in person, by counsel, or by any other qualified representatives.

Mr. Burton moved to find no reasonable cause to believe the respondents:

- Discriminated against the complainant by imposing discriminatory terms and conditions based on the complainant's Race or Color or,
- Discriminated against the complainant by otherwise denying or making housing unavailable based on the complainant's Race or Color.

Mr. Mollineaux seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, Patel and Travers.

In the matter of **Samantha and Lacie Grasmick v. Joseph Cudney and Frankie Lee Johnson, Jr.** **REB File Number: 2025-00089**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Neither party was present to address the Board in person, by counsel, or by any other qualified representatives.

Mr. Burton moved to find no reasonable cause to believe the respondents discriminated against the complainants by refusing to sell based on the complainants' sexual orientation.

Mr. Mollineaux seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, Patel and Travers.

In the matter of **Harold Vincent Bell v. CRF LLC, Steelhead Management LLC, and Marcy Padovano** **REB File Number: 2025-00990**, **Mr. Burton moved** to approve the conciliation agreement as agreed to by the parties. **Mr. Mollineaux seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, Patel and Travers.

Rebecca Biscello v. Demetrius Scrivner, The Donaldson Group, LLC and Rivermont Station Apartments, LLC

REB File Number: 2024-00975

HUD File Number: 03-24-4029-8

Tinita Lee v. Veronica Democko, Park Properties Management Co., LLC and Wilsondale, LP

REB File Number: 2024-02316

HUD File Number: 03-24-4625-8

Samantha and Lacie Grasmick v. Joseph Cudney and Frankie Lee Johnson, Jr.

REB File Number: 2025-00089

HUD File Number: 03-24-5047-8

Harold Vincent Bell v. CRF LLC, Steelhead Management LLC, and Marcy Padovano

REB File Number: 2025-00990

HUD File Number: 03-25-5463-8

REAL ESTATE CASES

Disciplinary Case Files

File Number: 2023-01265
Thomas Parayno Thiema
dba Tom Thieman

In the matter of **File Number: 2023-01265 – Thomas Parayno Thieman, dba Tom Thieman**, the Board reviewed the record which consisted of the investigative file, the transcript, and exhibits from the Informal Fact-Finding Conference (“IFF”), and the Summary. Thieman (Respondent) and William Vaughn (Complainant) were present to address the Board in person.

Mr. Mollineaux moved to find a violation of **18 VAC 135-20-300.2** of the Real Estate Board Regulations (Count 1). **Mr. Patel seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, Patel and Travers.

Mr. Dalpiaz moved to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose the following sanctions:
For violation of Count 1, Thieman shall pay a monetary penalty of \$1,100.00.

In addition, Thieman’s license shall be placed on probation for a period of six (6) months. The terms of the probation shall be:

- 6 classroom hours of Board-approved post-license education pertaining to Contract Writing;
- 3 classroom hours of Board approved post-license education pertaining to Agency Law.

Further, Thieman shall provide evidence acceptable to the Board that he has successfully completed the above-referenced course(s) with six (6) months of the effective date of this Order. The above-referenced post-license education will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license.

Mr. Mollineaux seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, Patel and Travers.

Mr. Funkhouser transferred the position of Chair to Mr. Mollineaux and recused himself for the following case files:

File Number: 2024-02191 – Traci E. Lewis VanCamp

File Number: 2024-02452 – Henria Shanae St. Louis, dba H. Shanae St. Louis

Mr. Burton recused himself for the following case file:

File Number: 2024-02191 – Traci E. Lewis VanCamp

In the matter of **File Number: 2024-02191 – Traci E. Lewis VanCamp**, the Board

Recusal of Board Member
and Transfer of Chair

File Number: 2024-02191

reviewed the record which consisted of the investigative file, the transcript, and exhibits from the Informal Fact-Finding Conference (“IFF”), and the Summary. Camp did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

Traci E. Lewis VanCamp

Mr. Dalpiaz moved to accept the recommendation and find no violations of § 54.1-2135.A.1 of the Code of Virginia (Count 1). **Ms. Chawla seconded** the motion which was unanimously approved by members: Chawla, Dalpiaz, Mollineaux, Patel and Travers.

Mr. Burton returned to the meeting.

Return of Board Member

In the matter of **File Number: 2024-02452 – Henria Shanae St. Louis, dba H. Shanae St. Louis**, the Board reviewed the record which consisted of the investigative file, the transcript, and exhibits from the Informal Fact-Finding Conference (“IFF”), and the Summary. St. Louis did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

File Number: 2024-02452
Henria Shanae St. Louis,
dba H. Shanae St. Louis

Mr. Burton moved to find a violation of § 54.1-2132.A.4 of the Code of Virginia (Count 1). **Mr. Patel seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Mollineaux, Patel and Travers.

Mr. Dalpiaz moved to find a violation of 18 VAC 135-20-310.2 of the Real Estate Board Regulations (Count 2). **Ms. Chawla seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Mollineaux, Patel and Travers.

Ms. Chawla moved to find a violation of § 54.1-2132.A.4 of the Code of Virginia (Count 3). **Mr. Burton seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Mollineaux, Patel and Travers.

Mr. Patel moved to find a violation of § 54.1-2132.A.4 of the Code of Virginia (Count 4). **Mr. Burton seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Mollineaux, Patel and Travers.

Mr. Burton moved to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose the following sanctions:
For violation of Count 1, St. Louis shall pay a monetary penalty of \$400.00.

In addition, St. Louis’s license shall be placed on probation for a period of six (6) months. The terms of the probation shall be:

- 3 classroom hours of Board-approved post-license education pertaining to escrow requirements.

Further, St. Louis shall provide evidence acceptable to the Board that she has successfully completed the course within six months of the effective date of the Board’s order. The

above-referenced post-license education will not count toward any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license.

Mr. Patel seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Mollineaux, Patel and Travers.

Mr. Burton moved to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose the following sanctions:
For violation of Count 2, St. Louis shall pay a monetary penalty of \$400.00.

Mr. Patel seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Mollineaux, Patel and Travers.

Mr. Chawla moved to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose the following sanctions:
For violation of Count 3, St. Louis shall pay a monetary penalty of \$400.00.

Mr. Dalpiaz seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Mollineaux, Patel and Travers.

Mr. Patel moved to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose the following sanctions:
For violation of Count 4, St. Louis shall pay a monetary penalty of \$400.00.

In addition, St. Louis's license shall be placed on probation for a period of six (6) months. The terms of the probation shall be:

- 6 classroom hours of Board-approved post-license education pertaining to contract writing.

Further, St. Louis shall provide evidence acceptable to the Board that she has successfully completed the course within six months of the effective date of the Board's order. The above-referenced post-license education will not count toward any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license.

Mr. Dalpiaz seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Mollineaux, Patel and Travers.

Mr. Funkhouser returned to the meeting and resumed position of Chair.

Mr. Patel recused himself from the meeting for the following case files:

File Number: 2024-01904 – George Wade Lodge

File Number: 2024-02754 – George Wade Lodge

File Number: 2025-00004 – George Wade Lodge

File Number: 2025-00160 – George Wade Lodge

**Return of Board Member
and Transfer of Chair**

**Recusal of Board
Member**

File Number: 2025-00292 – George Wade Lodge
File Number: 2025-00458 – George Wade Lodge
File Number: 2025-00669 – George Wade Lodge
File Number: 2025-00805 – George Wade Lodge
File Number: 2025-00812 – George Wade Lodge
File Number: 2025-00839 – George Wade Lodge
File Number: 2025-00987 – George Wade Lodge

Mr. Funkhouser informed the Board that cases #4-14 would be discussed collectively, and each case will be voted on separately.

In the matter of **File Numbers: 2024-01904, 2024-02754, 2025-00004, 2025-00160, 2025-00292, 2025-00458, 2025-00669, 2025-00805, 2025-00812, 2025-00839, and 2025-00987**, the Board reviewed the record which consisted of the investigative file, the transcript, and exhibits from the Informal Fact-Finding Conference (“IFF”), and the Summary. Lodge was present to address the Board in person.

File Numbers: 2024-01904, 2024-02754, 2025-00004, 2025-00160, 2025-00292, 2025-00458, 2025-00669, 2025-00805, 2025-00812, 2025-00839, and 2025-00987

At 10:40 A.M., **Mr. Mollineaux moved** 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 pertaining to legal matter within the jurisdiction of the Board as permitted by § 2.2-3711.A.8 of the *Code of Virginia*.

Closed Session

The following non-members will be in attendance to reasonably aid the consideration of the topic:

Brian Wolford
Jeb Wilkinson
Steve Kirschner
Anika Coleman
Jim Flaherty
Todd Shockley

Mr. Dalpiaz seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, and Travers.

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

File Number: 2024-01904 – George Wade Lodge
File Number: 2024-02754 – George Wade Lodge
File Number: 2025-00004 – George Wade Lodge
File Number: 2025-00160 – George Wade Lodge
File Number: 2025-00292 – George Wade Lodge
File Number: 2025-00458 – George Wade Lodge
File Number: 2025-00669 – George Wade Lodge
File Number: 2025-00805 – George Wade Lodge

File Number: 2025-00812 – George Wade Lodge

File Number: 2025-00839 – George Wade Lodge

File Number: 2025-00987 – George Wade Lodge

At 11:08 A.M., the Board members agreed by consensus to adjourn the closed meeting and reconvene in an open meeting.

Certification of Closed Meeting

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

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: Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, and Travers

NAYS: None.

ABSENT DURING THE VOTE: Rajesh 'Raj' Patel

ABSENT DURING THE MEETING: Kermit 'Kit' Hale and Hector 'Rene' Fonseca

Upon reconvening in an open session Mr. Funkhouser reminded the Board that they will vote on each case separately.

Reconvene in Open Session

In the matter of **File Number: 2024-01904 – George Wade Lodge**, the Board reviewed the record which consisted of the investigative file, the transcript, and exhibits from the Informal Fact-Finding Conference ("IFF"), and the Summary. Lodge was present to address the Board in person.

File Number: 2024-01904 – George Wade Lodge

Mr. Dalpiaz moved to accept the recommendation and find violation of **18 VAC 135-20-290.1** of the Real Estate Board Regulations (Count 1). **Mr. Burton seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, and Travers.

Mr. Dalpiaz moved to accept the recommendation and find violation of **18 VAC 135-20-260.11.i** of the Real Estate Board Regulations (Count 2). **Ms. Chawla seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, and Travers.

Mr. Dalpiaz moved to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose the following sanctions:
For violation of Count 1, Lodge shall pay a monetary penalty of \$2,500.00 and revocation of Lodge's license imposed.

In addition, Lodge license shall be placed on probation for a period of six (6) months and require Lodge to complete the Board-approved 180-hour Broker Pre-License Education. Further, Lodge shall provide evidence acceptable to the Board that he has successfully completed the course(s) within six (6) months of the effective date of this Order. The above-referenced post-license education will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license.

Mr. Burton seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, and Travers.

Mr. Dalpiaz moved to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose the following sanctions:
For violation of Count 2, Lodge shall pay a monetary penalty of \$2,500.00 and revocation of Lodge's license imposed.

In addition, Lodge license shall be placed on probation for a period of six (6) months and require Lodge to complete the Board-approved 180-hour Broker Pre-License Education. Further, Lodge shall provide evidence acceptable to the Board that he has successfully completed the course(s) within six (6) months of the effective date of this Order. The above-referenced post-license education will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license.

Ms. Chawla seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, and Travers.

In the matter of **File Number: 2024-02754 – George Wade Lodge**, the Board reviewed the record which consisted of the investigative file, the transcript, and exhibits from the Informal Fact-Finding Conference ("IFF"), and the Summary. Lodge was present to address the Board in person.

File Number: 2024-02754
– George Wade Lodge

Mr. Dalpiaz moved to accept the recommendation and violation of **18 VAC 135-20-260.11.a** of the Real Estate Board Regulations (Count 1). **Mr. Burton seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, and Travers.

Mr. Dalpiaz moved to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose the following sanctions:
For violation of Count 1, Lodge shall pay a monetary penalty of \$2,500.00 and revocation of Lodge's license imposed.

In addition, for violation of Count 1, the Board voted to place Lodge on probation for a period of six (6) months and to require Lodge to complete the Board-approved 180-hour Broker Pre-License Education. Further, Lodge shall provide evidence acceptable to the Board that he has successfully completed the course(s) within six (6) months of the effective date of this Order. The above-referenced post-license education will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license.

Mr. Burton seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, and Travers.

In the matter of **File Number: 2025-00004 – George Wade Lodge**, the Board reviewed the record which consisted of the investigative file, the transcript, and exhibits from the Informal Fact-Finding Conference ("IFF"), and the Summary. Lodge was present to address the Board in person.

File Number: 2025-00004
– George Wade Lodge

Mr. Dalpiaz moved to accept the recommendation and find violation of **18 VAC 135-20-260.11.a** of the Real Estate Board Regulations (Count 1). **Ms. Chawla seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, and Travers.

Mr. Mollineaux moved to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose the following sanctions:
For violation of Count 1, Lodge shall pay a monetary penalty of \$2,500.00 and revocation of Lodge's license imposed.

In addition, for violation of Count 1, the Board voted to place Lodge on probation for a period of six (6) months and to require Lodge to complete the Board-approved 180-hour Broker Pre-License Education. Further, Lodge shall provide evidence acceptable to the Board that he has successfully completed the course(s) within six (6) months of the effective date of this Order. The above-referenced post-license education will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license.

Mr. Dalpiaz seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, and Travers.

In the matter of **File Number: 2025-00160 – George Wade Lodge**, the Board reviewed the record which consisted of the investigative file, the transcript, and exhibits from the Informal Fact-Finding Conference ("IFF"), and the Summary. Lodge was present to

File Number: 2025-00160
George Wade Lodge

address the Board in person.

Mr. Dalpiaz moved to accept the recommendation and find violation of **18 VAC 135-20-260.11.a** of the Real Estate Board Regulations (Count 1). **Mr. Mollineaux seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, and Travers.

Mr. Mollineaux moved to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose the following sanctions:
For violation of Count 1, Lodge shall pay a monetary penalty of \$2,500.00 and revocation of Lodge's license imposed.

In addition, for violation of Count 1, the Board voted to place Lodge on probation for a period of six (6) months and to require Lodge to complete the Board-approved 180-hour Broker Pre-License Education. Further, Lodge shall provide evidence acceptable to the Board that he has successfully completed the course(s) within six (6) months of the effective date of this Order. The above-referenced post-license education will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license.

Mr. Burton seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, and Travers.

In the matter of **File Number: 2025-00292 – George Wade Lodge**, the Board reviewed the record which consisted of the investigative file, the transcript, and exhibits from the Informal Fact-Finding Conference ("IFF"), and the Summary. Lodge was present to address the Board in person.

File Number: 2025-00292
George Wade Lodge

Mr. Dalpiaz moved to accept the recommendation and find violation of **18 VAC 135-20-260.11.a** of the Real Estate Board Regulations (Count 1). **Mr. Mollineaux seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, and Travers.

Mr. Mollineaux moved to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose the following sanctions:
For violation of Count 1, Lodge shall pay a monetary penalty of \$2,500.00 and revocation of Lodge's license imposed.

In addition, for violation of Count 1, the Board voted to place Lodge on probation for a period of six (6) months and to require Lodge to complete the Board-approved 180-hour Broker Pre-License Education. Further, Lodge shall provide evidence acceptable to the Board that he has successfully completed the course(s) within six (6) months of the effective date of this Order. The above-referenced post-license education will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license.

Ms. Chawla seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, and Travers.

In the matter of **File Number: 2025-00458 – George Wade Lodge**, the Board reviewed the record which consisted of the investigative file, the transcript, and exhibits from the Informal Fact-Finding Conference (“IFF”), and the Summary. Lodge was present to address the Board in person.

File Number: 2025-00458
George Wade Lodge

Mr. Dalpiaz moved to accept the recommendation and find violation of **18 VAC 135-20-260.11.a** of the Real Estate Board Regulations (Count 1). **Mr. Mollineaux seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, and Travers.

Mr. Mollineaux moved to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose the following sanctions:
For violation of Count 1, Lodge shall pay a monetary penalty of \$2,500.00 and revocation of Lodge’s license imposed.

In addition, for violation of Count 1, the Board voted to place Lodge on probation for a period of six (6) months and to require Lodge to complete the Board-approved 180-hour Broker Pre-License Education. Further, Lodge shall provide evidence acceptable to the Board that he has successfully completed the course(s) within six (6) months of the effective date of this Order. The above-referenced post-license education will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license.

Ms. Chawla seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, and Travers.

In the matter of **File Number: 2025-00669 – George Wade Lodge**, the Board reviewed the record which consisted of the investigative file, the transcript, and exhibits from the Informal Fact-Finding Conference (“IFF”), and the Summary. Lodge was present to address the Board in person.

File Number: 2025-00669
George Wade Lodge

Mr. Mollineaux moved to accept the recommendation and find violation of **18 VAC 135-20-260.11.a** of the Real Estate Board Regulations (Count 1). **Mr. Dalpiaz seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, and Travers.

Mr. Mollineaux moved to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose the following sanctions:
For violation of Count 1, Lodge shall pay a monetary penalty of \$2,500.00 and revocation of Lodge’s license imposed.

In addition, for violation of Count 1, the Board voted to place Lodge on probation for a period of six (6) months and to require Lodge to complete the Board-approved 180-hour Broker Pre-License Education. Further, Lodge shall provide evidence acceptable to the Board that he has successfully completed the course(s) within six (6) months of the effective date of this Order. The above-referenced post-license education will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license.

Mr. Dalpiaz seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, and Travers.

In the matter of **File Number: 2025-00805 – George Wade Lodge**, the Board reviewed the record which consisted of the investigative file, the transcript, and exhibits from the Informal Fact-Finding Conference (“IFF”), and the Summary. Lodge was present to address the Board in person.

File Number: 2025-00805
George Wade Lodge

Mr. Dalpiaz moved to accept the recommendation and find violation of **18 VAC 135-20-260.11.a** of the Real Estate Board Regulations (Count 1). **Mr. Mollineaux seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, and Travers.

Mr. Mollineaux moved to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose the following sanctions:
For violation of Count 1, Lodge shall pay a monetary penalty of \$2,500.00 and revocation of Lodge’s license imposed.

In addition, for violation of Count 1, the Board voted to place Lodge on probation for a period of six (6) months and to require Lodge to complete the Board-approved 180-hour Broker Pre-License Education. Further, Lodge shall provide evidence acceptable to the Board that he has successfully completed the course(s) within six (6) months of the effective date of this Order. The above-referenced post-license education will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license.

Mr. Dalpiaz seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, and Travers.

In the matter of **File Number: 2025-00812 – George Wade Lodge**, the Board reviewed the record which consisted of the investigative file, the transcript, and exhibits from the Informal Fact-Finding Conference (“IFF”), and the Summary. Lodge was present to address the Board in person.

File Number: 2025-00812
George Wade Lodge

Mr. Dalpiaz moved to accept the recommendation and find violation of **18 VAC 135-20-260.11.a** of the Real Estate Board Regulations (Count 1). **Mr. Mollineaux seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz,

Funkhouser, Mollineaux, and Travers.

Mr. Mollineaux moved to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose the following sanctions:
For violation of Count 1, Lodge shall pay a monetary penalty of \$2,500.00 and revocation of Lodge's license imposed.

In addition, for violation of Count 1, the Board voted to place Lodge on probation for a period of six (6) months and to require Lodge to complete the Board-approved 180-hour Broker Pre-License Education. Further, Lodge shall provide evidence acceptable to the Board that he has successfully completed the course(s) within six (6) months of the effective date of this Order. The above-referenced post-license education will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license.

Ms. Chawla seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, and Travers.

In the matter of **File Number: 2025-00839 – George Wade Lodge**, the Board reviewed the record which consisted of the investigative file, the transcript, and exhibits from the Informal Fact-Finding Conference ("IFF"), and the Summary. Lodge was present to address the Board in person.

File Number: 2025-00839
George Wade Lodge

Mr. Dalpiaz moved to accept the recommendation and find violation of **18 VAC 135-20-260.11.a** of the Real Estate Board Regulations (Count 1). **Mr. Mollineaux seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, and Travers.

Mr. Mollineaux moved to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose the following sanctions:
For violation of Count 1, Lodge shall pay a monetary penalty of \$2,500.00 and revocation of Lodge's license imposed.

In addition, for violation of Count 1, the Board voted to place Lodge on probation for a period of six (6) months and to require Lodge to complete the Board-approved 180-hour Broker Pre-License Education. Further, Lodge shall provide evidence acceptable to the Board that he has successfully completed the course(s) within six (6) months of the effective date of this Order. The above-referenced post-license education will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license.

Ms. Chawla seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, and Travers.

In the matter of **File Number: 2025-00987 – George Wade Lodge**, the Board reviewed

File Number: 2025-00987

the record which consisted of the investigative file, the transcript, and exhibits from the Informal Fact-Finding Conference ("IFF"), and the Summary. Lodge was present to address the Board in person.

George Wade Lodge

Mr. Dalpiaz moved to accept the recommendation and find violation of **18 VAC 135-20-260.11.a** of the Real Estate Board Regulations (Count 1). **Mr. Mollineaux seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, and Travers.

Mr. Mollineaux moved to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose the following sanctions:
For violation of Count 1, Lodge shall pay a monetary penalty of \$2,500.00 and revocation of Lodge's license imposed.

In addition, for violation of Count 1, the Board voted to place Lodge on probation for a period of six (6) months and to require Lodge to complete the Board-approved 180-hour Broker Pre-License Education. Further, Lodge shall provide evidence acceptable to the Board that he has successfully completed the course(s) within six (6) months of the effective date of this Order. The above-referenced post-license education will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license.

Mr. Dalpiaz seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, and Travers.

Mr. Patel returned to the meeting.

Return of Board Member

**PRIMA FACIE
DISCIPLINARY CASE
FILES**

In the matter of **File Number: 2023-01333 – Anthony T. Laudonia**, the Board reviewed the record which consisted of the Notice, the Revised of Report Findings, including exhibits, and the Recommendation. Laudonia did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

**File Number: 2023-01333
Anthony T. Laudonia**

Mr. Mollineaux moved to find violation of **18 VAC 135-20-260.8** of the Real Estate Board Regulations (Count 1). **Mr. Burton seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, Patel and Travers.

Priors

On February 1, 2018, Laudonia, was found in violation of 18 VAC 135-20-260.8 and 18 VAC 135-20-260.9, of the Real Estate Board Regulations. Consent Order 2017-02988

resulted in a fine of \$1,300.00 and \$150.00 Board costs for a total of \$1,450.00. Compliance was obtained February 23, 2018.

Mr. Mollineaux moved to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose the following sanctions:

For violation of Count 1, Laudonia shall pay a monetary penalty of \$350.00.

Ms. Chawla seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, Patel and Travers.

LICENSING CASE FILE

In the matter of **File Number: 2025-00723 – Deion T. Dickens**, 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. Dickens was present and addressed the Board.

File Number: 2025-00723 – Deion T. Dickens

Mr. Mollineaux moved to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and Dickens's application for a Real Estate Salesperson license by examination be approved.

Mr. Burton seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, Patel and Travers.

In the matter of **File Number: 2025-01246 – Kiley J. Snyder**, 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. Snyder was present and addressed the Board.

File Number: 2025-01246 – Kiley J. Snyder

Mr. Mollineaux moved to reject the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and Snyder's application for a Real Estate Broker license be approved.

Mr. Burton seconded the motion which was approved by members: Burton, Chawla, Funkhouser, Mollineaux, Patel and Travers. Opposed: Dalpiaz.

In the matter of **File Number: 2025-01382 – Christopher S. Diehl**, 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. Diehl was present and addressed the Board.

File Number: 2025-01382 – Christopher S. Diehl

At 11:36 A.M., **Mr. Mollineaux moved** that the Board meeting be recessed and that the

Closed Session

Real Estate Board immediately reconvene in closed meeting for the purpose of consultation with legal counsel pertaining to legal matter within the jurisdiction of the Board as permitted by § 2.2-3711.A.8 of the *Code of Virginia*.

The following non-members will be in attendance to reasonably aid the consideration of the topic:

Brian Wolford
Jeb Wilkinson
Steve Kirschner
Anika Coleman
Jim Flaherty
Todd Shockley

Mr. Burton seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, Patel, and Travers.

This motion is made with respect to the matter(s) identified as agenda item(s):
File Number: 2025-01382 – Christopher S. Diehl

At 11:43 A.M., the Board members agreed by consensus to adjourn the closed meeting and reconvene in an open meeting.

**Certification of
Closed Meeting**

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

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:7-0

AYES: Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, Patel, and Travers

NAYS: None.

ABSENT DURING THE VOTE: None.

ABSENT DURING THE MEETING: Kermit 'Kit' Hale and Hector 'Rene'' Fonseca

Upon reconvening in open session, **Mr. Mollineaux moved** to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and Diehl's application for an inactive Real Estate Salesperson License by examination be approved.

Ms. Chawla seconded the motion which was approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, Patel and Travers.

In the matter of **File Number: 2025-01664 – James B. Sears**, 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. Sears was present and addressed the Board.

Mr. Mollineaux moved to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and Sears's application for a Broker license be approved.

Mr. Burton seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, Patel and Travers.

Mr. Mollineaux moved to take all Consent Order case files except for **File Number: 2025-00174** as a block vote.

Ms. Chawla seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, Patel, and Travers.

In the matter of **File Number: 2024-02156 – Angie Michelle Adkins**, the Board reviewed the Consent Order as seen and agreed to by Adkins. Adkins did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

Mr. Mollineaux moved to accept the proposed Consent Order offer wherein Adkins admits to a violation of the Board's regulations:

Count 1: § 54.1-2133.A.4 of the Code of Virginia \$650.00

Adkins agrees to Board costs of **\$150.00**.

Total fines and costs of **\$800.00**

In addition, Adkins 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

Reconvene in Open Session

File Number: 2025-01382 – Christopher S. Diehl

File Number: 2025-01664 – James B. Sears

CONSENT ORDERS AS BLOCK VOTE

File Number: 2024-02156 Angie Michelle Adkins

effective date of this Consent 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.

Mr. Burton seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, Patel, and Travers.

In the matter of **File Number: 2024-02783 – Cathcart Management LLC, t/a Cathcart Property Management**, the Board reviewed the Consent Order as seen and agreed to by Cathcart Management LLC. Cathcart Management LLC did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

File Number: 2024-02783
Cathcart Management
LLC, t/a Cathcart Proper
Management

Mr. Mollineaux moved to accept the proposed Consent Order offer wherein Cathcart Management LLC admits to a violation of the Board's regulations:

Count 1: 18 VAC 48-50-190.17 \$1,000.00

Cathcart Management LLC agrees to Board costs of **\$150.00**.

Total fines and costs of **\$1,150.00**

Mr. Burton seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, Patel, and Travers.

In the matter of **File Number: 2024-02810 – Jorge Antonio Alvarez**, the Board reviewed the Consent Order as seen and agreed to by Alvarez. Alvarez did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

File Number: 2024-02810
Jorge Antonio Alvarez

Mr. Mollineaux moved to accept the proposed Consent Order offer wherein Alvarez admits to a violation of the Board's regulations:

Count 1: 18 VAC 135-20-310.1 \$500.00

Alvarez agrees to Board costs of **\$150.00**.

Total fines and costs of **\$650.00**

In addition, Alvarez 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 this Consent 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.

Mr. Burton seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, Patel, and Travers.

In the matter of **File Number: 2025-00430 – Karen Jean Little, t/a Karen Little**, the Board reviewed the Consent Order as seen and agreed to by Little. Little did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

File Number: 2025-00430
Karen Jean Little, t/a
Karen Little

Mr. Mollineaux moved to accept the proposed Consent Order offer wherein Little admits to a violation of the Board's regulations:

Count 1: 18 VAC 135-20-260.11.g \$500.00

Little agrees to Board costs of **\$150.00**.

Total fines and costs of **\$650.00**

In addition, Little 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 this Consent 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.

Mr. Burton seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, Patel, and Travers.

In the matter of **File Number: 2025-00585 – James Patrick Enoch**, the Board reviewed the Consent Order as seen and agreed to by Enoch. Enoch did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

File Number: 2025-00585
James Patrick Enoch

Mr. Mollineaux moved to accept the proposed Consent Order offer wherein Enoch admits to a violation of the Board's regulations:

Count 1: 18 VAC 135-20-260.6 \$0.00

Enoch agrees to Board costs of **\$150.00**.

Total fines and costs of **\$150.00**

Further, for violation of Count 1, Enoch agrees to a one (1) year probation of his license

as of the effective date of this Order. During this one (1) year probation, Enoch 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 Enoch and his principal broker that Enoch is in compliance with the regulations of the Real Estate Board.

If Enoch violates any terms of this probation, his license may be revoked, pending review by the Board.

Mr. Burton seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, Patel, and Travers.

In the matter of **File Number: 2025-00650 – Kimberly Kay Schwab**, the Board reviewed the Consent Order as seen and agreed to by Schwab. Schwab did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

File Number: 2025-00650
Kimberly Kay Schwab

Mr. Mollineaux moved to accept the proposed Consent Order offer wherein Schwab admits to a violation of the Board's regulations:

Count 1: 18 VAC 135-20-310.2 \$600.00

Schwab agrees to Board costs of **\$150.00**.

Total fines and costs of **\$750.00**

In addition, Schwab 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 this Consent 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.

Mr. Burton seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, Patel, and Travers.

In the matter of **File Number: 2025-00608 – Derek McKinley Arnold**, the Board reviewed the Consent Order as seen and agreed to by Arnold. Arnold did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

File Number: 2025-00608
Derek McKinley Arnold

Mr. Mollineaux moved to accept the proposed Consent Order offer wherein Arnold admits to a violation of the Board's regulations:

Count 1: 18 VAC 135-20-260.11 \$1,400.00

Arnold agrees to Board costs of **\$150.00**.

Total fines and costs of **\$1,550.00**

In addition, Arnold 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 this Consent Order. The courses must be completed in the classroom.

- Three (3) hours pertaining to Ethics and Standards of Conduct
- 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.

Mr. Burton seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, Patel, and Travers.

In the matter of **File Number: 2025-00840 – Rachel Leigh Anker-Johnson, t/a Rachel Anker-Johnson**, the Board reviewed the Consent Order as seen and agreed to by Anker-Johnson. Anker-Johnson did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

File Number: 2025-00840
Rachel Leigh Anker-
Johnson, t/a Rachel Anke
Johnson

Mr. Mollineaux moved to accept the proposed Consent Order offer wherein Anker-Johnson admits to a violation of the Board's regulations:

Count 1: 18 VAC 135-20-260.12 \$1,500.00 and License Revocation

Anker-Johnson agrees to Board costs of **\$150.00**.

Total fines and costs of **\$1,650.00**

Mr. Burton seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, Patel, and Travers.

In the matter of **File Number: 2025-00844 – Kyle W. Davis**, the Board reviewed the Consent Order as seen and agreed to by Davis. Davis did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

File Number: 2025-00844
Kyle W. Davis

Mr. Mollineaux moved to accept the proposed Consent Order offer wherein Davis

admits to the following violations of the Board's regulations:

Count 1: § 54.1-2137.B of the Code of Virginia	\$350.00
Count 2: § 54.1-2132.A.4 of the Code of Virginia	\$550.00

Davis agrees to Board costs of **\$150.00**.

Total fines and costs of **\$1,050.00**

In addition, Davis 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 this Consent 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.

Mr. Burton seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, Patel, and Travers.

In the matter of **File Number: 2025-01317 – Felicia Lynn Brown**, the Board reviewed the Consent Order as seen and agreed to by Brown. Brown did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

File Number: 2025-01317
Felicia Lynn Brown

Mr. Mollineaux moved to accept the proposed Consent Order offer wherein Brown admits to a violation of the Board's regulations:

Count 1: § 54.1-2137.B of the Code of Virginia	\$100.00
---	-----------------

Brown agrees to Board costs of **\$150.00**.

Total fines and costs of **\$250.00**

In addition, Brown 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 this Consent 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.

Mr. Burton seconded the motion which was unanimously approved by members:

Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, Patel, and Travers.

END OF CONSENT
ORDER BLOCK VOTE

Mr. Dalpiaz recused himself for the following case file:

File Number: 2025-00174 – Robert Stephen Stewart, Jr

Recusal of Board Member

In the matter of **File Number: 2025-00174 – Robert Stephen Stewart, Jr**, the Board reviewed the Consent Order as seen and agreed to by Stewart. Stewart did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

Mr. Mollineaux moved to accept the proposed Consent Order offer wherein Stewart admits to the following violations of the Board's regulations:

Count 1: 18 VAC 135-20-260.7	\$750.00
Count 2: 18 VAC 135-20-260.8	\$350.00
Count 3: 18 VAC 135-20-260.9	\$600.00

Stewart agrees to Board costs of **\$150.00**.

Total fines and costs of **\$1,850.00**

In addition, Stewart agrees to a six (6) month probation of his license to commence when the license is activated. The probation remains in effect even though Stewart may choose to go on inactive status, however, any period of inactive status will extend the length of the probation by that amount of time. During this six (6) month probation, Stewart agrees to comply with the regulations of the Real Estate Board; and to provide to the Board, at the three (3) month interval and six (6) month final interval, and in a form acceptable to the Board, a written statement from Stewart and his principal broker that Stewart is in compliance with the regulations of the Real Estate Board.

Further, Stewart 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 this Consent 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.

Mr. Burton seconded the motion which was unanimously approved by members: Burton, Chawla, Funkhouser, Mollineaux, Patel, and Travers.

Mr. Dalpiaz returned to the meeting.

Return of Board Member

Mr. Burton provided a report from the May 14, 2025, Real Estate Education Committee meeting. The Board in consensus adopted the Real Estate Education Committee report.

EDUCATION

Ms. Coleman provided the Real Estate Board with the Executive Director's update.

NEW BUSINESS **Executive Director's** **Update**

Ms. Coleman provided a regulatory update, **18 VAC 135-20**: remains in the NOIRA (Notice of Intended Regulatory Action) stage. Progression to the Proposed Stage will occur following completion of the ORM Economic Review Form.

Regulatory Updates

Ms. Coleman informed the Board that with HB 1684/SB 1309 taking effect on July 1, 2025, the REB Education Committee discussed repealing Guidance Document 5039. This item will be included on the next Board meeting agenda, as the legislation is not yet in effect.

Legislative Actions

Ms. Lindsey provided the Board with a legislative update on the following bills pertaining to the Real Estate Board and the entire agency:

- **HB 1653 & SB 785**- The Board will not charge a fee for transferring a licensee between offices within the same licensed real estate firm, including transfers between the primary office and branch offices or between different branch offices.
- **HB 1684 & SB 1309** - "Brokerage relationship" was amended; "Brokerage services" and "Showing property" were added.
 - Licensee Engaged by Sellers/Landlords: A licensee representing a seller/landlord is not required to enter into a brokerage agreement with a prospective buyer/tenant to show property, as long as the showing is done in accordance with a brokerage agreement with the seller/landlord.
 - Licensee Engaged by Buyers/Tenants: A licensee representing a buyer/tenant must enter into a brokerage agreement with the prospective buyer/tenant before showing any property.
 - A licensee must enter into a brokerage agreement with a prospective client before providing brokerage services, unless stated otherwise. However, a brokerage agreement is not required before preparing property-specific materials aimed at obtaining a brokerage relationship.
- **HB 2557 & SB 993** - The provisions of this chapter do not apply to employees of a licensed real estate broker who manage properties for an owner. These employees can exhibit residential units, provide rental information, accept rental applications, sign broker-approved agreements and required documents, and accept payments such as security deposits and rent. However, they cannot negotiate rental terms or amounts on behalf of the owner or broker. Payments must be made to the owner or the broker employed by the owner.

- **HB 1706 & SB 1210** - Additional disclosure requirement for residential properties: air craft noise. The owner makes no guarantees about the property's proximity to a public airport or potential noise from aircraft. The Federal Aviation Administration manages flight paths, and buyers should do their own research to determine if the property is near a flight path or noise zone. This may involve contacting the local airport, reviewing maps of noise zones, or visiting the Department of Aviation's website for relevant information.
- **HB 2210 & SB 866** - -The seven licensed real estate brokers or salesperson on VREB must have been actively engaged for seven consecutive years prior to Board appointment.
 - At least one member licensed as a real estate broker or salesperson must have proficiency in residential property management. Additionally, each member must demonstrate professional ability through experience in real estate credentialing, certification as a real estate instructor, or experience in adjudicating other real estate licensees. **This change does not affect existing appointees to the Board.**
- **SB 826** - Regulatory Boards will not be allowed to use vague or arbitrary terms, such as, "good moral character" and "moral turpitude" to deny a license, certification, or registration.
 - If an applicant is denied registration, license, or certification due to their criminal record, the regulatory board must notify the applicant in writing, detailing the specific offenses, their relevance to the occupation, and how rehabilitation factors were considered in the decision.
 - An individual with a criminal record may request a predetermination from a regulatory board or the DPOR to determine if their record would disqualify them from obtaining a license or certification. The licensing authority's written determination is binding unless the criminal record changes or false information is provided. No educational or training requirements are needed before submitting a request for predetermination.
- **HB 2553 & SB 1096** - The Board for Professional and Occupational Regulation (BPOR) must periodically review each regulated profession or occupation to assess whether it is in the public interest to continue, adjust, or discontinue regulation. If the Board determines a change in regulation level or deregulation is needed, it will recommend this to the General Assembly. The Board will also be given the opportunity to review and comment on the Department's budget.
- **HB 1940 & SB 1188** - Requires all regulatory boards under DPOR's purview to develop regulations to provide a licensure/certification pathway for individuals with equivalent qualifications from other countries.

Ms. Lindsey informed the Board of the 2025 legislative amendments and requested the Board vote to file an exempt action related to the following legislative changes:

- HB 1684 & SB 1309

- HB 1653 & SB 785
- HB 2557 & SB 993

Mr. Dalpiaz moved to approve that Board staff file the exempt action due to legislation changes. **Mr. Burton seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Funkhouser, Mollineaux, Patel, and Travers.

Ms. Coleman provided the Board with the licensing statistics as of May 01, 2025.

OTHER BOARD BUSINESS

Ms. Coleman informed the Board that the EPICx project has been discontinued.

EPICx Update

Mr. Greg Emerson, Director of Examinations, provided the Board statistics report for applicants passing the national and state portion of the exam; also, provided statistics on for remote exam proctoring. Mr. Emerson informed the Board that there will need to be discussion pertaining to the PSI contract and a PSI Exam Review Committee at the next meeting.

Exam Statistics

Ms. Coleman informed the Board that the PSI contract discussion will be added to the Real Estate Board Education Committee agenda for July 16, 2025 and then presented at the Board meeting on July 17, 2025 for further discussion. Board staff will reach out to Board members regarding the PSI Exam Review Committee once further information is received.

The Board reviewed the Board recovery fund as presented. No action was taken by the Board.

Board Financial Statements

Mr. Funkhouser reminded the Board to complete the Conflict-of-Interest Statements and Travel Reimbursement Forms.

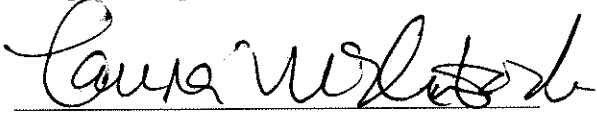
COMPLETION OF PAPERWORK

There being no further business, the Board adjourned at 12:47 PM.

ADJOURN



Joseph 'Kemper' Funkhouser, III, Chair

A handwritten signature in black ink, appearing to read 'Laura V. McClintock', written over a horizontal line.

~~James B. "Jeb" Wilkinson, Jr., Secretary~~

Laura V. McClintock, Secretary

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

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

1. Name Bernice Travers
(Name of Board Member)
2. Title: Board Member
3. Agency: DPOR/Real Estate Board
(Name of Board)
4. Meeting/IFF Date: 05/15/2025

5. Do you have a personal interest in the following transaction?

☒ No; I do not have a personal interest in any transactions taken at this meeting.

☐ Yes - If yes, please answer the following questions.

A.

(Agenda Item)

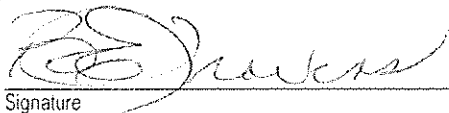
B. Nature of Personal Interest Affected by Transaction:

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

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

☐ I did not participate in the transaction.

6. Signature of Board Member:


Signature

May 15, 2025

Date

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

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

1. Name Aekta Chawla
(Name of Board Member)
2. Title: Board Member
3. Agency: DPOR/Real Estate Board
(Name of Board)
4. Meeting/IFF Date: 05/15/2025

5. Do you have a personal interest in the following transaction?

☒ No; I do not have a personal interest in any transactions taken at this meeting.

☐ Yes - If yes, please answer the following questions.

A.

(Agenda Item)

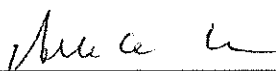
B. Nature of Personal Interest Affected by Transaction:

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

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

☐ I did not participate in the transaction.

6. Signature of Board Member:


Signature

May 15, 2025

Date

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

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

1. Name Pieri Burton
(Name of Board Member)
2. Title: Board Member
3. Agency: DPOR/Real Estate Board
(Name of Board)
4. Meeting/IFF Date: 05/15/2025

5. Do you have a personal interest in the following transaction?

- ☒ No; I do not have a personal interest in any transactions taken at this meeting.
- ☐ Yes - If yes, please answer the following questions.

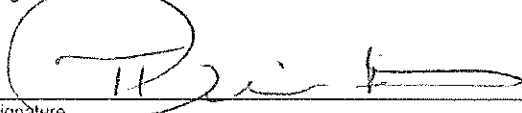
A. _____
(Agenda Item)

B. Nature of Personal Interest Affected by Transaction:

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

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

6. Signature of Board Member:


Signature

May 15, 2025

Date

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

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

1. Name Joseph 'Kemper' Funkhouser
(Name of Board Member)
2. Title: Board Member
3. Agency: DPOR/Real Estate Board
(Name of Board)
4. Meeting/IFF Date: 05/15/2025

5. Do you have a personal interest in the following transaction?

☒ No; I do not have a personal interest in any transactions taken at this meeting.

☐ Yes - If yes, please answer the following questions.

A.

(Agenda Item)

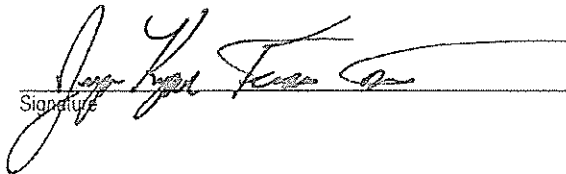
B. Nature of Personal Interest Affected by Transaction:

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

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

☐ I did not participate in the transaction.

6. Signature of Board Member:


Signature

May 15, 2025

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: DPOR/Real Estate Board
(Name of Board)
4. Meeting/IFF Date: 05/15/2025

5. Do you have a personal interest in the following transaction?

☒ No; I do not have a personal interest in any transactions taken at this meeting.

☐ Yes - If yes, please answer the following questions.

A.

(Agenda Item)

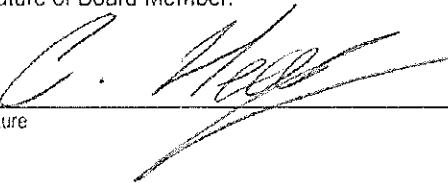
B. Nature of Personal Interest Affected by Transaction:

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

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

☐ I did not participate in the transaction.

6. Signature of Board Member:


Signature

May 15, 2025

Date

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

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

1. Name Raj Patel
(Name of Board Member)
2. Title: Board Member
3. Agency: DPOR/Real Estate Board
(Name of Board)
4. Meeting/IFF Date: 05/15/2025

5. Do you have a personal interest in the following transaction?

☐ No; I do not have a personal interest in any transactions taken at this meeting.

☒ Yes - If yes, please answer the following questions.

A. Disciplinary Case Files # - 14 George Lodge
(Agenda Item)

B. Nature of Personal Interest Affected by Transaction:

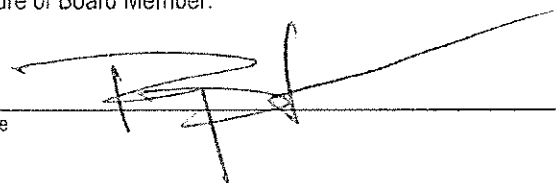
Personal friend

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

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

☒ I did not participate in the transaction.

6. Signature of Board Member:



Signature

May 15, 2025
Date

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

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

1. Name Jeremy Dalpiaz
(Name of Board Member)
2. Title: Board Member
3. Agency: DPOR/Real Estate Board
(Name of Board)
4. Meeting/IFF Date: 05/15/2025

5. Do you have a personal interest in the following transaction?

☒ No; I **do not** have a personal interest in any transactions taken at this meeting.

☐ Yes - If yes, please answer the following questions.

A.

(Agenda Item)

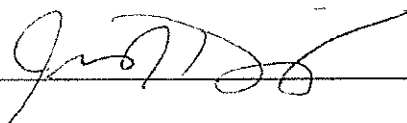
B. Nature of Personal Interest Affected by Transaction:

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

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

☐ I did not participate in the transaction.

6. Signature of Board Member:

Signature 

May 15, 2025

Date



REAL ESTATE BOARD
VISITOR SIGN-IN SHEET
BOARD MEETING
MAY 15, 2025 - 10 AM

NO.	NAME/AFFILIATION	EMAIL	DO YOU WISH TO SPEAK? (Y/N)
1	Tom Thiemann	TTHIEMANN@GMAIL	Y
2	Deon Dickens	dickensdeon@gmail.com	Y
3	BE. TRWERS.		
4	Times Square	TSQUARE@NYHSEJON.COM	Y
5	William Vaughn	wvaughn77@gmail.com	Y
6			
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Department of Professional and Occupational Regulation

REAL ESTATE BOARD
VISITOR SIGN-IN SHEET
BOARD MEETING
MAY 15, 2025 - 10 AM

NO.	NAME/AFFILIATION	EMAIL	DO YOU WISH TO SPEAK? (Y/N)
1	Chris Diehl		Y
2			
3			
4			
5			
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9			
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