

REAL ESTATE BOARD
MINUTES OF MEETING

March 12, 2026

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
Kermit 'Kit' Hale, Vice-Chair
Jeremy Dalpiaz
Hector 'Rene' Fonseca
Cavelle Mollineaux
Dr. Bernice Travers

The following board members were absent:

Rajesh 'Raj' Patel
Pieri Burton
Aekta Chawla

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

Laura McClintock, Agency Director
Tom Payne, CID Director
Doug Webster, CIC Ombudsman
Anika Coleman, Executive Director
Jennifer Plummer, Regulatory Operations Administrator
Shaifali Prajapati, Administrative Coordinator
Liz Hayes, Fair Housing Director
Donnitria Mosby, Assistant Fair Housing Director
Joseph Haughwout, Jr., Regulatory Affairs Manager
Jennifer Sayegh, Policy and Legislative Affairs Manager
Gregory Emerson, Director of Examinations

James 'Jim' Flaherty, Brittany 'Elle' Hinton, and Palmer Heenan from the Office of the Attorney General were present.

Funkhouser called the meeting to Order at 10:01 A.M.

**CALL TO
ORDER**

Coleman reviewed the emergency evacuation procedures.

**EMERGENCY
EGRESS**

Funkhouser determined that a quorum was a present.

**DETERMINATION
OF QUORUM**

Funkhouser informed the Board that due to a lack of quorum, the Education section and, subsequently, March 12, 2026 Education Report would not be included in the agenda. Funkhouser also noted the addition of a Withdrawal of Training Program Amendment Action under the New Business section. **Mollineaux moved** to approve the amended agenda. **Hale seconded** the motion which was unanimously approved by members: Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Travers.

**APPROVAL OF
AGENDA**

Dalpiaz moved to approve the minutes from the January 22, 2026 Real Estate Board meeting. **Mollineaux seconded** the motion which was unanimously approved by members: Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Travers.

**APPROVAL OF
MINUTES**

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

**WELCOME &
INTRODUCTIONS**

There was no public comment.

**PUBLIC
COMMENT**

Hayes updated the Board on the current Fair Housing case load.

**FAIR HOUSING
REPORT**

Hinton provided the Board with a litigation update.

**LITIGATION
REPORT**

**FAIR HOUSING
CASES**

In the matter of **Melody Sowers and Dustin Helbert v. SREIT Woodburn I, LLC, SREIT Woodburn II, LLC, Highmark Residential and Diana Pineda REB File Number: 2024-01179**, 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.

Hale moved that there was no reasonable cause of discrimination regarding terms and conditions. **Mollineaux seconded** the motion which was unanimously approved by members: Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Travers.

In the matter of **Dana Wyatt v. Blakeman Equity Trust, Blakeman Realty LLC and George Blyakhman REB File Number: 2025-02756**, Hayes indicated this case was withdrawn.

In the matter of **Robert Vachon and David W. Vachon v. Samson Companies LLC, John McCambridge and Avraham Cohen REB File Number: 2025-02318**, 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.

Mollineaux moved that there was no reasonable cause of discrimination regarding terms and conditions. **Hale seconded** the motion which was unanimously approved by members: Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Travers.

In the matter of **Laurie Metro v. James E. Lyons, III dba Joey Lyons, Lyons Team Brokerage Firm, LLC dba Lyons Team Realtors and International Church of the Foursquare Gospel**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis. The Complainant Laurie Metro was present over phone call to address the Board.

Hayes reported that the Respondent asked to defer the date due to involvement in General Assembly and not being able to be present. **Hale moved** to honor the deferral request. **Dalpiaz seconded** the motion which was unanimously approved by members: Dalpiaz,

**Melody Sowers and
Dustin Helbert v.
SREIT Woodburn I,
LLC, SREIT
Woodburn II, LLC,
Highmark
Residential and
Diana Pineda
REB File Number:
2024-01179
HUD File Number:
03-24-4149-8**

**Dana Wyatt v.
Blakeman Equity
Trust, Blakeman
Realty LLC and
George Blyakhman
REB File Number:
2025-02756
HUD File Number:
N/A**

**Robert Vachon and
David W. Vachon v.
Samson Companies
LLC, John
McCambridge and
Avraham Cohen
REB File Number:
2025-02318
HUD File Number:
03-25-5758-8**

**Laurie Metro v.
James E. Lyons, III
dba Joey Lyons,
Lyons Team
Brokerage Firm,
LLC dba Lyons
Team Realtors and
International
Church of the
Foursquare Gospel**

Fonseca, Funkhouser, Hale, Mollineaux, and Travers.

REB File Number:
2025-03044
HUD File Number:
03-25-6055-8

In the matter of **Housing Rights Initiative v. CLPLP-Metropolitan Three Venture LP, Kettler Management, Inc. and Kayla Reid**, 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.

Housing Rights Initiative v. CLPLP-Metropolitan Three Venture LP, Kettler Management, Inc. and Kayla Reid
REB File Number:
2025-03084
HUF File Number:
N/A
{Conciliation:
Source of Funds}

Hayes states Kayla Reid has been removed as a Respondent. **Hale motioned** to approve the reconciliation agreement. **Mollineaux seconded** the motion which was unanimously approved by members: Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Travers.

In the matter of **Housing Rights Initiative v. Landmark Realty Group, LLC and Kelly Rae Saghafi 2(aka Kelly Fairman)**, 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.

Housing Rights Initiative v. Landmark Realty Group, LLC and Kelly Rae Saghafi (aka Kelly Fairman)
REB File Number:
2026-00462
HUD File Number:
N/A
{Conciliation:
Source of Funds}

Mollineaux motioned to approve the reconciliation agreement. **Hale seconded** the motion which was unanimously approved by members: Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Travers.

REAL ESTATE CASES

Disciplinary Case Files

Funkhouser and Hale recused themselves from the following case: **2026-00119 Nicole B. Lee dba Nicole Lee**

Recusal of Board Member

In the matter of **2026-00119 Nicole B. Lee dba Nicole Lee**, the case had to be deferred to the next Board meeting as quorum was not met with the number of Board members required to recuse.

2026-00119 Nicole B. Lee dba Nicole Lee

CONSENT ORDERS

Funkhouser was recused for the following case file:
2025-02048 - Vihang Vasant Nair, d/b/a Victor Nair

**Recusal of Board
Member**

In the matter of **2025-02048 - Vihang Vasant Nair, d/b/a Victor Nair**, the Board reviewed the Consent Order as seen and agreed to by Nair. Nair did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

**2025-02048 - Vihang
Vasant Nair, d/b/a
Victor Nair**

Dalpia moved to accept the proposed Consent Order offer wherein Nair admits to a violation **18 VAC 135-20-260.6** of the Real Estate Board's regulations (Count 1), violation **18 VAC 135-20-260.7** (Count 2), for which the Board waived imposition of the \$750.00 monetary penalty, \$350 in Board costs, for a total monetary penalty of \$350.00. In addition, Nair agreed to revocation of his license. **Mollineaux seconded** the motion which was unanimously approved by members: Dalpia, Fonseca, Funkhouser, Hale, Mollineaux, and Travers.

In the matter of **2025-02161 - Wendi Guo**, the Board reviewed the Consent Order as seen and agreed to by Guo. Guo did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

2025-02161 - Wendi Guo

Dalpia moved to accept the proposed Consent Order offer wherein Guo admits to two violations of **§ 54.1-2137.B** of the *Code of Virginia* of the Real Estate Board's regulations (Count 1) and agrees to a monetary penalty of \$350.00 for each violation, violation **§ 54.1-2137.B** of the *Code of Virginia* (Count 2) for \$350.00, violation **18 VAC 135-20-270.3** (Count 3) for \$1,000.00, as well as \$350.00 in Board costs, for a total monetary penalty of \$2,400.00. **Mollineaux seconded** the motion which was unanimously approved by members: Dalpia, Fonseca, Funkhouser, Hale, Mollineaux, and Travers.

Hale was recused for the following case file:
File Number 2025-02591- Alina Asad

**Recusal of Board
Member**

In the matter of **2025-02161 – Alina Asad**, the Board reviewed the Consent Order as seen and agreed to by Asad. Asad did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

2025-02161 – Alina Asad

Mollineaux moved to accept the proposed Consent Order offer wherein Asad admits to a violation of **§ 54.1-2138.2** of the *Code of Virginia* of the Real Estate Board's regulations (Count 1) and agrees to a monetary penalty of \$450.00, violation **18 VAC 135-20-155** (Count 2) for \$800, as well as \$350.00 in Board costs, for a total monetary penalty of \$1,600.00. **Dalpia** seconded the motion which was unanimously approved by members: Dalpia, Fonseca, Funkhouser, Hale, Mollineaux, and Travers.

In the matter of **2025-02652 - Kristel McIntosh Harris, t/a Kristel**, the Board reviewed the Consent Order as seen and agreed to by Harris. Harris did not appear at the Board

**2025-02652 - Kristel
McIntosh Harris, t/a**

meeting in person, by counsel, or by any other qualified representative.

Kristel Harris

Mollineaux moved to accept the proposed Consent Order offer wherein Harris admits to a violation of § 54.1-2132.A.4 of the *Code of Virginia* of the Real Estate Board's regulations (Count 1) and agrees to a monetary penalty of \$550.00, as well as \$350.00 in Board costs, for a total monetary penalty of \$900.00. **Dalpiax seconded** the motion which was unanimously approved by members: Dalpiax, Fonseca, Funkhouser, Hale, Mollineaux, and Travers

In the matter of **2025-02657 Rajesh Kumar Cheruku, t/a Raj Cheruku**, the Board reviewed the Consent Order as seen and agreed to by Cheruku. Cheruku did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

**2025-02657 Rajesh
Kumar Cheruku, t/a Raj
Cheruku**

Dalpiaz moved to accept the proposed Consent Order offer wherein Cheruku admits to two violations of § 54.1-2137.B of the *Code of Virginia* of the Real Estate Board's regulations (Count 1) and agrees to a monetary penalty of \$350.00 for each violation, as well as \$350.00 in Board costs, for a total monetary penalty of \$1,050.00. **Mollineaux seconded** the motion which was unanimously approved by members: Dalpiax, Fonseca, Funkhouser, Hale, Mollineaux, and Travers

Hale motioned for a closed session to discuss a litigation update, **Dalpiaz seconded** the motion which was unanimously approved by members: Dalpiax, Fonseca, Funkhouser, Hale, Mollineaux, and Travers.

CLOSED SESSION

NEW BUSINESS

Coleman provided the Board with the Executive Director's update, including the number of licenses, which remained stable. Additionally, a project was underway to address the processing time for applicants from 11 steps for licensing to a goal of 7 steps.

**Executive Director's
Update**

Sayegh presented to the Board legislative updates from the 2026 General Assembly session on the following bills: HB 796, SB 680, HB 1305, HB 1518, SB 577, SB 613, SB 803, SB 401, HB 1178, HB 174, SB 325, HB 170.

Haughwout provided the Board with regulatory updates, requesting the Board to make a motion for Withdrawal of the Training Program Amendment Action. **Hale moved** to remove training amendment. **Dalpiaz seconded** the motion which was unanimously approved by members: Dalpiax, Fonseca, Funkhouser, Hale, Mollineaux, and Travers.

**Withdrawal of Training
Program Amendment
Action**

OTHER BUSINESS

Emmerson presented the Board exam statistics from Jan 1, 2026 to Feb 28, 2026.

Exam Statistics

Coleman provided the Board with current finances as of January 31, 2026. The Board reviewed the Board recovery fund as presented.

Board Recovery Fund

Coleman notified the Board of updates to the Board and Committee meeting dates for 2026.

**2026 Board Meeting
Dates**

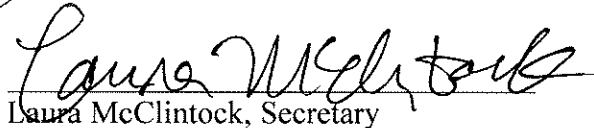
Funkhouser reminded the Board to complete the Conflict-of-Interest Statements and Travel Reimbursement Forms.

**COMPLETION OF
PAPERWORK**

There being no further business, the Board adjourned at 11:55 A.M.

ADJOURN


Joseph 'Kemper' Funkhouser, III, Chair


Laura McClintock, Secretary

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

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

1. Name Kermit 'Kit' Hale
(Name of Board Member/Presiding Officer)

2. Title: Board Member

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

4. Transaction: Meeting/ Informal Fact-Finding Conferences held on: March 12, 2026

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/conference.

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/Presiding Officer:

 _____
Signature Date March 12, 2026

**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/Presiding Officer)

2. Title: Board Member

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

4. Transaction: Meeting/ Informal Fact-Finding Conferences held on: March 12, 2026

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/conference.

Yes - If yes, please answer the following questions.

A. _____
(Agenda Item)

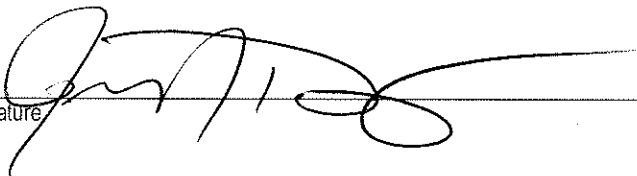
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C. I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

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/Presiding Officer:

Signature 

March 12, 2026
Date

**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/Presiding Officer)

2. Title: Board Member

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

4. Transaction: Meeting/ Informal Fact-Finding Conferences held on: March 12, 2026

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/conference.

Yes - If yes, please answer the following questions.

A. _____
(Agenda Item)

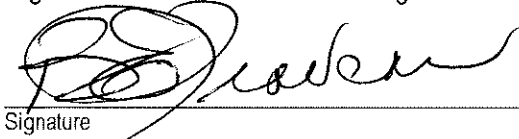
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D. I am able to participate in this transaction fairly, objectively, and in the public interest. or

I did not participate in the transaction.

6. Signature of Board Member/Presiding Officer:



Signature

March 12, 2026

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/Presiding Officer)
2. Title: Board Member
3. Agency: DPOR/Real Estate Board
(Name of Board)
4. Transaction: Meeting/ Informal Fact-Finding Conferences held on: March 12, 2026

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/conference.

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/Presiding Officer:


Signature

March 12, 2026

Date

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

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

1. Name Rene Fonseca
(Name of Board Member/Presiding Officer)
2. Title: Board Member
3. Agency: DPOR/Real Estate Board
(Name of Board)
4. Transaction: Meeting/ Informal Fact-Finding Conferences held on: March 12, 2026

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/conference.
- 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/Presiding Officer:


Signature

March 12, 2026
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/Presiding Officer)

2. Title: Board Member

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

4. Transaction: Meeting/ Informal Fact-Finding Conferences held on: March 12, 2026

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/conference.

Yes - If yes, please answer the following questions.

A. _____
(Agenda Item)

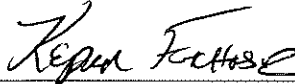
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D. I am able to participate in this transaction fairly, objectively, and in the public interest. or

I did not participate in the transaction.

6. Signature of Board Member/Presiding Officer:



Signature

March 12, 2026
Date