

**REAL ESTATE BOARD**

**TENTATIVE AGENDA**

**Thursday, January 18, 2024 - 10:00 a.m.**

**2<sup>nd</sup> Floor – Board Room 2**

**Department of Professional and Occupational Regulation**

**9960 Mayland Drive**

**Richmond, Virginia 23233**

**Mission:** Our mission is to protect the health, safety and welfare of the public by licensing qualified individuals and businesses enforcing standards of professional conduct for professions and occupations as designated by statute.

**I. CALL TO ORDER**

**II. ADMINISTRATIVE MATTERS**

1. Emergency Evacuation Procedures
2. Determination of Quorum
3. Approval of Agenda
4. Approval of Minutes:
  - A. November 16, 2023, Real Estate Board Meeting
  - B. November 16, 2023, Real Estate Board Fair Housing Sub-Committee Meeting
  - C. December 7, 2023, Real Estate Regulatory Review Committee Meeting
5. Welcome and Introductions

**III. PUBLIC COMMENT PERIOD \*\***

**IV. FAIR HOUSING REPORTS**

1. Fair Housing Administrator's Report
2. Litigation update

**V. FAIR HOUSING CASES**

1. Sharone Butler v. Greenbrier Property Management, Hunt Club LLC and Sonja Shepherd  
REB File Number: 2022-01923  
HUD File Number: 03-22-0801-8  
***Appointment-Kaitlin Baxter Esq., Attorney for Respondents***
2. Sarah Barish v. Acquire Real Estate LLC, William E. Halloran, dba Bill Halloran, NRT Mid Atlantic LLC, dba Coldwell Banker Realty, Marie Ellen La Morena, dba Elena La Morena and Brent A. and Sonjia Penny  
REB File Number: 2021-01887  
HUD File Number: 03-21-8025-8  
***{referred to OAG for official consultation}***  
***Appointment- Jeffrey Vogelman, Attorney for Respondents (Brent and Sonjia Penny)***  
***Appointment- M. Barbara Kubicz, Attorney for Respondents (Coldwell Banker Realty and Elena La Morena)***

3. Justin A. Ambrose and Regina Ambrose v. Gina Southlee Allen, Kroll Residential Inc. and William E. Woods & Associates, inc.  
REB File Number: 2022-01005  
HUD File Number: N/A  
*{referred to OAG for official consultation}*

## **VI. REAL ESTATE CASES**

1. File Number 2024-00686 – Creig Edward Northrop, III  
IFF by Johnson – Licensing
2. File Number 2023-00731 – Edward Lamar Gerardo-Ferrer, dba Eddie Gerardo-Ferrer  
IFF by Perry – Disciplinary
3. File Number 2023-02394 – Elizabeth Blevins McCombs, t/a Beth McCombs  
Pre-IFF Consent Order by Funkhouser – Disciplinary
4. File Number 2023-02999 – Michael McIntosh  
Pre-IFF Consent Order by Perry – Disciplinary
5. File Number 2023-00482 – Chanel Christine Harper  
IFF by Johnson – Disciplinary
6. File Number 2023-02410 -- Rhan Khalm Pittman  
Pre-IFF Consent Order – Disciplinary
7. File Number 2023-02843 – Lauryn Elizabeth Haynie, t/a Lauryn Haynie  
Pre-IFF Consent Order – Disciplinary
8. File Number 2023-02901 -- Frances Germanos  
Pre-IFF Consent Order – Disciplinary
9. File Number 2023-02995 – Tiffany Price  
Pre-IFF Consent Order – Disciplinary
10. File Number 2023-03100 – William Loftis  
Pre-IFF Consent Order – Disciplinary
11. File Number 2023-03145 – Ashley Carter Leigh  
Pre-IFF Consent Order – Disciplinary

## **VII. ADMINISTRATIVE ISSUES**

- Board Financial Statement
- Recovery Fund
- Statement of Economic Interest

## **VIII. EDUCATION**

- January 17, 2024, Education Committee Report

## **IX. OLD BUSINESS**

**X. NEW BUSINESS**

- Fee Adjustment Public Hearing
- Discuss IFF Timeframe
- Discuss expediting Broker Experience Verification Form

**XI. COMPLETE CONFLICT OF INTEREST FORM AND TRAVEL VOUCHER.**

**XII. ADJOURNMENT**

**NEXT MEETING SCHEDULED FOR THURSDAY, MARCH 21, 2024**

\*\* 5-minute public comment, per person, on those items not included on the agenda with the exception of any open disciplinary files. No other public comment will be accepted by the Board during the meeting.

Persons desiring to participate in the meeting and requiring special accommodations or interpretive services should contact the Department at (804) 367-8552 at least ten days prior to the meeting so that suitable arrangements can be made for an appropriate accommodation. The Department fully complies with the Americans with Disabilities Act.

DRAFT AGENDA  
Materials contained in this agenda are proposed topics for discussion  
And are not to be construed as regulation or official board position  
DRAFT AGENDA