

VIRGINIA FAIR HOUSING BOARD

MINUTES OF MEETING

June 11, 2025

The Fair Housing 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 twelve (12) members on this Board, in which seven (7) constitutes a quorum pursuant to § 54.1-2344.

Board members present for the meeting:

Scott Astrada, Chair  
Stuart “Gray” Gilchrist  
Dean Lynch  
Morton “Tracy” Marks, III  
Angelo Phillos  
Steven Rivera  
Jayan “Jay” Som

Board members absent from the meeting:

Amanda Buyalos, Vice-Chair  
Shion Fenty  
John Scott  
Angela West

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

Brian Wolford, Agency Director  
Jeb Wilkinson, Chief Deputy Director  
Stephen Kirschner, LRPD Deputy Director  
Anika Coleman, Executive Director  
Lizbeth Hayes, Fair Housing Director  
Donnitria Mosby, Assistant Fair Housing Director  
Breanne Lindsey, Regulatory Operations Administrator  
Gezelle Glasgow, Administrative Coordinator  
Leigh Ledford, Program Conciliator

Todd Shockley, Brittany “Elle” Hinton, and Alex J. Maria (Intern) from the Office of the Attorney General were present.

Mr. Astrada called the meeting to order at 10:01 A.M.

**CALL TO ORDER**

Ms. Coleman reviewed the emergency evacuation procedures.

**Emergency  
Evacuation**

Mr. Astrada determined that a quorum was present.

**Determination of  
Quorum**

**Mr. Lynch moved** to approve the agenda. **Mr. Marks seconded** the motion which was unanimously approved by members: Astrada, Gilchrist, Lynch, Marks, Phillos, Rivera, and Som.

**APPROVAL OF  
AGENDA**

**Mr. Marks moved** to approve the minutes from the April 23, 2025, Board meeting. **Mr. Lynch seconded** the motion which was unanimously approved by members: Astrada, Gilchrist, Lynch, Marks, Phillos, Rivera, and Som.

**APPROVAL OF  
MINUTES**

There was no public comment.

**PUBLIC COMMENT**

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

**FAIR HOUSING  
ADMINISTRATOR'S  
REPORT**

In the matter of **Devyn Holsey v. Dobrin Property Management, LLC and Claiborne Court, LLC FHB File No. 2024-00827**, Ms. Hayes informed the Board that the case has been deferred to the next meeting to allow for the inclusion of an additional respondent.

**Devyn Holsey v.  
Dobrin Property  
Management, LLC  
and Claiborne Court,  
LLC  
FHB File Number:  
2024-00827  
HUD File Number:  
03-23-3903-8**

In the matter of **Karla Angeli-Rivera v. Orchardcrest Apartments LLC, Page-Brooke Developments and Becky Welsh FHB File Number: 2025-00537**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Jessica Mason, Fair Housing advocate for the complainant was present and addressed the Board.

**Karla Angeli-Rivera  
v. Orchardcrest  
Apartments LLC,  
Page-Brooke  
Developments and  
Becky Welsh  
FHB File Number:  
2025-00537  
HUD File Number:  
03-24-5129-8**

**Mr. Lynch moved** to find no reasonable cause to believe the respondents discriminated against the complainant:

- Failing to make a reasonable accommodation;
- Imposing discriminatory terms and conditions, or;

- Otherwise making housing unavailable based on the complainant's disability.

**Mr. Marks seconded** the motion which was unanimously approved by members: Astrada, Gilchrist, Lynch, Marks, Phillos, Rivera, and Som.

In the matter of **Tameka Massey and Estate of Andre Tyrone Lassiter, Sr. v. Coventry Apartments LLC and Julie Wilson FHB File Number: 2022-02550**, the Board reviewed the record which consisted of the Final Investigative Report, Case Analysis and Official Consultation Memorandum from the Office of Attorney General. Brenda Castañeda, attorney for the Complainant, was present and addressed the Board. HR Ashe addressed the Board via telephone.

**Tameka Massey and  
Estate of Andre  
Tyrone Lassiter, Sr. v.  
Coventry Apartments  
LLC and Julie Wilson  
FHB File Number:  
2022-02550  
HUD File Number:  
N/A**

At 10:23 A.M., **Mr. Marks moved** that the Board meeting be recessed and that the Fair Housing Board immediately reconvene in closed meeting for the purpose of consultation with legal counsel pertaining to legal matters 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  
Stephen Kirschner  
Anika Coleman  
Liz Hayes  
Donnitria Mosby  
Todd Shockley  
Brittany Hinton  
Alex J. Maria (Intern)

**Mr. Marks seconded** the motion which was unanimously approved by members: Astrada, Gilchrist, Lynch, Marks, Phillos, Rivera, and Som.

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

**Tameka Massey and Estate of Andre Tyrone Lassiter, Sr. v. Coventry Apartments LLC and Julie Wilson  
FHB File Number: 2022-02550  
HUD File Number: N/A**

At 10:43 A.M., the Board members agreed by consensus to adjourn the closed meeting

and reconvene in an open meeting.

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

**Certification of  
Closed Meeting**

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

NOW, THEREFORE, BE IT RESOLVED that Fair Housing 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 Fair Housing Board.

VOTE:7-0

AYES: Astrada, Gilchrist, Lynch, Marks, Phillos, Rivera, and Som.

NAYS: None.

ABSENT DURING THE VOTE: None.

ABSENT DURING THE MEETING: Amanda Buyalos, Shion Fenty, John Scott, and Angela West.

Upon reconvening in an open session, **Mr. Lynch moved** to find reasonable cause to believe that:

**Reconvene in Open  
Session**

- Respondents refused to rent to Complainants after the making of a bona fide offer or refused to negotiate for the rental of, or otherwise made unavailable or denied a dwelling to Complainants because of source of funds
- Respondents discriminated against the Complainants in the terms, conditions, or privileges of the rental of a dwelling or in the provision of services or facilities in connection therewith because of source of funds

**Mr. Marks seconded** the motion which was unanimously approved by members: Astrada, Gilchrist, Lynch, Marks, Phillos, Rivera, and Som.

In the matter of **Nancy Strosnider v. Jack Wampler, Jr., Wampler's Mobile Homes, LLC and Wampler's Homes, Inc. FHB File Number: 2025-00649**, the Board reviewed the record which consisted of the Final Investigative Report, Case Analysis

**Nancy Strosnider v.  
Jack Wampler, Jr.,  
Wampler's Mobile**

and Official Consultation Memorandum from the Office of Attorney General. Jack Wampler was present and addressed the Board.

**Homes, LLC and  
Wampler's Homes,  
Inc.**  
**FHB File Number:  
2025-00649**  
**HUD File Number:  
03-24-5118-8**

At 10:53 A.M., **Mr. Gilchrist moved** that the Board meeting be recessed and that the Fair Housing Board immediately reconvene in closed meeting for the purpose of consultation with legal counsel pertaining to legal matters 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  
Stephen Kirschner  
Anika Coleman  
Liz Hayes  
Donnitria Mosby  
Todd Shockley  
Brittany Hinton  
Alex J. Maria (Intern)

**Mr. Marks seconded** the motion which was unanimously approved by members: Astrada, Gilchrist, Lynch, Marks, Phillos, Rivera, and Som.

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

**Nancy Strosnider v. Jack Wampler, Jr., Wampler's Mobile Homes, LLC and Wampler's Homes, Inc.**  
**FHB File Number: 2025-00649**  
**HUD File Number: 03-24-5118-8**

At 11:17 A.M., the Board members agreed by consensus to adjourn the closed meeting and reconvene in an open meeting.

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

**Certification of  
Closed Meeting**

WHEREAS, §2.2-3712 of the Code of Virginia requires a certification by this Fair Housing Board that such closed meeting was conducted in conformity with Virginia

law;

NOW, THEREFORE, BE IT RESOLVED that Fair Housing 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 Fair Housing Board.

VOTE:7-0

AYES: Astrada, Gilchrist, Lynch, Marks, Phillos, Rivera, and Som.

NAYS: None.

ABSENT DURING THE VOTE: None.

ABSENT DURING THE MEETING: Amanda Buyalos, Shion Fenty, John Scott, and Angela West.

Upon reconvening in open session, **Mr. Lynch moved** to find reasonable cause to believe that the Respondents discriminated against the Complainant in the terms and conditions of the rental, and by refusing to allow a reasonable modification based on the Complainant's disability, and that a charge of discrimination be issued immediately.

**Reconvene in Open Session**

**Mr. Marks seconded** the motion which was unanimously approved by members: Astrada, Gilchrist, Lynch, Marks, Phillos, Rivera, and Som.

In the matter of **Farod Holman v. Palms Associates, LLC and Lakefield Mews Associates, LLC** FHB File Number: 2024-02737, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Neither the complainant or respondent attended the Board meeting in person, by counsel, nor by any other qualified representative.

**Farod Holman v. Palms Associates, LLC and Lakefield Mews Associates, LLC**  
**FHB File Number: 2024-02737**  
**HUD File Number: 03-24-4858-8**

**Mr. Lynch moved** to find no reasonable cause to believe the Respondents discriminated against the Complainant by otherwise making housing unavailable based on his disability.

**Mr. Marks seconded** the motion which was unanimously approved by members: Astrada, Gilchrist, Lynch, Marks, Phillos, Rivera, and Som.

In the matter of **Marisa Hess v. Troy Watson, Paradigm Management LP and Potomac Club Residence LP FHB File Number: 2024-01819**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Neither the complainant or respondent attended the Board meeting in person, by counsel, nor by any other qualified representative.

**Marisa Hess v. Troy  
Watson, Paradigm  
Management LP and  
Potomac Club  
Residence LP  
FHB File Number:  
2024-01819  
HUD File Number:  
03-24-4242-8**

**Mr. Gilchrist moved** to find no reasonable cause to believe the Respondent discriminated against the Complainant by:

- discriminating in terms and conditions based on the complainant's disability;
- and refusing to make a reasonable accommodation based on the complainant's disability.

**Mr. Marks seconded** the motion which was unanimously approved by members: Astrada, Gilchrist, Lynch, Marks, Phillos, Rivera, and Som.

In the matter of **Shana Jeffery and Brooke Taylor v. Hoang Paul Tran FHB File Number: 2025-01651**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Neither the complainant or respondent attended the Board meeting in person, by counsel, nor by any other qualified representative.

**Shana Jeffery and  
Brooke Taylor v.  
Hoang Paul Tran  
FHB File Number:  
2025-01651  
HUD File Number:  
03-25-5486-8**

**Mr. Gilchrist moved** to find no reasonable cause to believe the Respondent discriminated against the Complainants by:

- Refusing to rent or otherwise make unavailable based on disability; or
- In the terms or conditions of a rental based on disability; or by
- Refusing to make a reasonable accommodation based on disability

**Mr. Marks seconded** the motion which was unanimously approved by members: Astrada, Gilchrist, Lynch, Marks, Phillos, Rivera, and Som.

Ms. Coleman informed the Board that, due to the lack of a quorum for the Fair Housing Education Committee, the Board would need to review and vote on the submitted applications. The Board proceeded with a block vote on the applications.

**EDUCATION**

**Fair Housing Course Approval Application:**

1. 0214030607 - Complete Overview and Understanding of the Virginia Fair Housing Law 2.0 (Classroom), 2 hours Fair Housing, County of Loudoun Virginia

**Mr. Lynch moved** to approve the application. **Mr. Phillos seconded** the motion which was unanimously approved by members: Astrada, Gilchrist, Lynch, Marks, Phillos, Rivera, and Som.

2. 0214030660 - Complete Overview and Understanding of the Virginia Fair Housing Law 2.0 (On-line), 2 hours Fair Housing, County of Loudoun Virginia  
**Mr. Lynch moved** to approve the application. **Mr. Phillos seconded** the motion which was unanimously approved by members: Astrada, Gilchrist, Lynch, Marks, Phillos, Rivera, and Som.

3. 0214030661 – Complete Overview and Understanding of the Virginia Fair Housing Law 3.0. (On-line), 3 hours Fair Housing, County of Loudoun Virginia  
**Mr. Lynch moved** to approve the application. **Mr. Phillos seconded** the motion which was unanimously approved by members: Astrada, Gilchrist, Lynch, Marks, Phillos, Rivera, and Som.

4. 0214030662 - Complete Overview and Understanding of the Virginia Fair Housing Law 3.0 (Classroom), 3 hours Fair Housing, County of Loudoun Virginia  
**Mr. Lynch moved** to approve the application. **Mr. Phillos seconded** the motion which was unanimously approved by members: Astrada, Gilchrist, Lynch, Marks, Phillos, Rivera, and Som.

## NEW BUSINESS

Mr. Shockley provided the Board with the litigation update.

### Litigation Summary

Ms. Coleman provided a regulatory update on **18VAC62-20, the General Review of Fair Housing Certification Regulations**. She informed the Board that the Governor's review was completed and approved on June 10, 2025. The next step in the process is submission to the Virginia Registrar. A public hearing is scheduled for August 20, 2025, at 10:30 AM at DPOR. Final regulations must be approved by the Board between September 27 and December 3, 2025. To meet this deadline, a special Board meeting will need to be held in mid-October. Board members will receive an email within the next week with proposed dates for the special meeting.

### Executive Director's Update

Ms. Lindsey provided a legislative update regarding new laws effective July 1, 2025. She reviewed SB 826, which states that regulatory boards are no longer permitted to deny licenses, certifications, or registrations based on vague or arbitrary terms like "good moral character" or "moral turpitude." If an applicant is denied due to their criminal record, the board must provide written notice specifying the offenses, their relevance to the profession, and how rehabilitation was considered. Individuals with a criminal record can request a binding predetermination from the regulatory board or DPOR to see if their record disqualifies them from licensure, with no education or training required before making the request.

### Legislative Update

Ms. Lindsey also discussed HB 1940/SB 1188, which require the regulatory boards within the Department of Professional & Occupational Regulation to create regulations that establish a pathway to licensure or certification for individuals with equivalent qualifications from other countries. The regulations must include proof of U.S. citizenship, permanent residency, or valid work visa status; provide for partial or full credit for prior education and training; allow the use of professional credential verification services; and require satisfactory documentation of qualifications before issuing a license or certification. Additionally, applicants licensed through this pathway must meet the same examination requirements as other first-time applicants in the profession.

**OTHER BOARD  
BUSINESS**

Ms. Hayes, along with Program Conciliator Leigh Ledford, provided the Board with an overview of the process used to develop conciliation agreements between complainants and respondents.

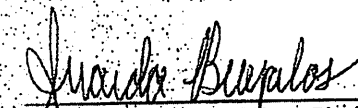
**CONCILIATION  
AGREEMENT  
UPDATE**

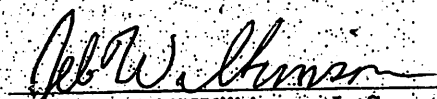
Mr. Astrada reminded the Board to complete the Conflict-of Interest Statement and Travel Reimbursement Forms.

**COMPLETION OF  
PAPERWORK**

There being no further business, the meeting adjourned at 11:52 A.M..

**ADJOURN**

  
Amanda Buyalos, Vice-Chair

  
James B. "Jeb" Wilkinson, Jr, Secretary

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

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

1. Name Angelo Phillos  
(Name of Board Member/Presiding Officer)
2. Title: Board Member
3. Agency: DPOR/Fair Housing Board  
(Name of Board)
4. Transaction:  Meeting/  Informal Fact-Finding Conferences held on: June 11, 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/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

June 11, 2025  
Date

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

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

1. Name Stuart "Gray" Gilchrist  
(Name of Board Member/Presiding Officer)
2. Title: Board Member
3. Agency: DPOR/Fair Housing Board  
(Name of Board)
4. Transaction:  Meeting/  Informal Fact-Finding Conferences held on: June 11, 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/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

June 11, 2025  
Date

STATE AND LOCAL GOVERNMENT  
CONFLICT OF INTERESTS ACT

TRANSACTIONAL DISCLOSURE STATEMENT  
for Officers and Employees of State Government

1. Name Dean Lynch  
(Name of Board Member/Presiding Officer)
2. Title: Board Member
3. Agency: DPOR/Fair Housing Board  
(Name of Board)
4. Transaction:  Meeting/  Informal Fact-Finding Conferences held on: June 11, 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/conference.
- Yes - If yes, please answer the following questions.

A. \_\_\_\_\_  
(Agenda Item)

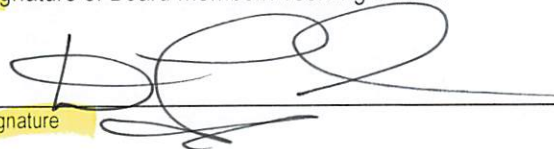
B. Nature of Personal Interest Affected by Transaction:

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:

 June 11, 2025  
Signature Date

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

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

1. Name Jayan "Jay" Som  
(Name of Board Member/Presiding Officer)

2. Title: Board Member

3. Agency: DPOR/Fair Housing Board  
(Name of Board)

4. Transaction:  Meeting/  Informal Fact-Finding Conferences held on: June 11, 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/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:

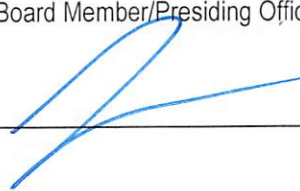
\_\_\_\_\_

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



June 11, 2025

Date

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

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

1. Name Steven Rivera  
(Name of Board Member/Presiding Officer)
2. Title: Board Member
3. Agency: DPOR/Fair Housing Board  
(Name of Board)
4. Transaction:  Meeting/  Informal Fact-Finding Conferences held on: June 11, 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/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

June 11, 2025  
Date

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

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

1. Name Scott Astrada  
(Name of Board Member/Presiding Officer)
2. Title: Board Member
3. Agency: DPOR/Fair Housing Board  
(Name of Board)
4. Transaction:  Meeting/  Informal Fact-Finding Conferences held on: June 11, 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/conference.  
 Yes - If yes, please answer the following questions.

A. \_\_\_\_\_  
(Agenda Item)

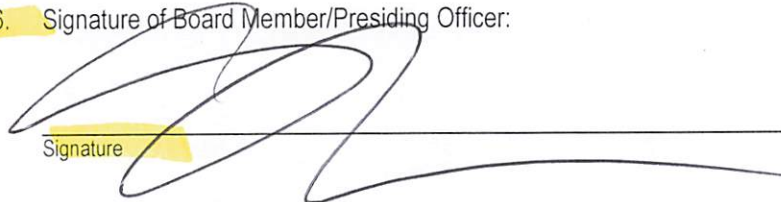
B. Nature of Personal Interest Affected by Transaction:

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 June 11, 2025  
Date

STATE AND LOCAL GOVERNMENT  
CONFLICT OF INTERESTS ACT

TRANSACTIONAL DISCLOSURE STATEMENT  
for Officers and Employees of State Government

1. Name Morton "Tracy" Marks, III  
(Name of Board Member/Presiding Officer)
2. Title: Board Member
3. Agency: DPOR/Fair Housing Board  
(Name of Board)
4. Transaction:  Meeting/  Informal Fact-Finding Conferences held on: June 11, 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/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:

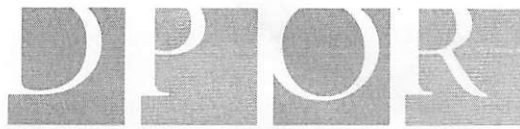
\_\_\_\_\_

- 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]  
Signature

June 11, 2025  
Date



Department of Professional and Occupational Regulation

FAIR HOUSING BOARD  
VISITOR SIGN-IN SHEET  
BOARD MEETING  
JUNE 11, 2025 - 10:00 AM

NO.	NAME/AFFILIATION	EMAIL	DO YOU WISH TO SPEAK? (Y/N)
1	Tracie Eagle-Smith <sup>Palms Assoc.</sup>	Tesmith@palms.net	No
2	<del>AJA Marin OAG</del>	<del>AMarin@State.Va.Gov</del>	<del>NO</del>
3	JACK WAMPLER JR	JACK WAMPLER170@COMCAST.NET	YES
4	J. Wells	apartments@coventryrill.com	N
5	Demetria Dean <sup>Palms Assoc.</sup>	managers@kefield@palms.net	NO
6	Demetrius Raine	decraine1@icloud.com	N
7	Tamela Messy	tamelamessy@yahoo.com	N
8	Lorena Bickford	lorena.bickford@verizon.net	Interviewer
9	Evelyn Diaz	ediazangelib@gmail.com	
10	Karla Angeli	Karlaangeli@icloud.com	
11	Randi Hagi		
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