

FAIR HOUSING BOARD
Wednesday, August 27, 2025 – 10:00 a.m.
2nd 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

- a. Emergency Egress (pg. 4)
- b. Determination of Quorum (pg. 5)

II. PROFESSIONAL DEVELOPMENT SESSION

III. APPROVAL OF AGENDA

IV. APPROVAL OF MINUTES

- a. Fair Housing Board Meeting, June 11, 2025 (pg. 6)

V. WELCOME, INTRODUCTIONS, & RESOLUTIONS

VI. PUBLIC COMMENT PERIOD *FIVE MINUTE PUBLIC COMMENT, PER PERSON*

VII. FAIR HOUSING REPORT

- a. Fair Housing Administrator's Report

VIII. FAIR HOUSING CASE FILES

1. Devyn Holsey v. Dobrin Property Management, LLC and Claiborne Court, LLC (pg. 19)
FHB File Number: 2024-00827
HUD File Number: 03-23-3903-8
Appointment- Jason Shaber, Attorney for Respondents
2. Tremica Carter and David Carter, Sr. v. Mill Creek Residential Trust, LLC and Meref IV Kirkwood Apartments Owner, LLC (pg. 37)
FHB File Number: 2023-02127
HUD File Number: 03-23-3237-8
3. Margery Cummings v. Emily Lindsay, Collinswood Ridgewood Property, LLC and Collins Capital Partners, LLC (pg. 55)
FHB File Number: 2025-00366
HUD File Number: N/A
4. Jamie Hartwell v. Jacob Bailey and Douglas M. Bailey (pg. 66)
FHB File Number: 2024-02031
HUD File Number: 03-24-4537-8

5. Shelby Jackson v. Michael Blount and St. Alban's Lofts, SCP, LLC (pg. 76)
FHB File Number: 2023-01317
HUD File Number: 03-23-2941-8
{Referred to OAG for Official Consultation}
Appointment- Shelby Jackson, Complainant
Appointment- Curtis Gordon, Attorney for Respondent
6. Claire Corbin v. Sweet Briar Institute dba Sweet Briar College (pg. 128)
FHB File Number: 2024-00654
HUD File Number: 03-23-3898-8
{Referred to OAG for Official Consultation}
7. Kiara Roundtree v. Peter Ginzburg, Ginz Properties and Ian Hermann (pg. 15)
FHB File Number: 2024-00978
HUD File Number: 03-24-4553-8
{Conciliation: Familial Status}
8. Deborah Dorris v. Vacatia, Inc., VSA Management Corp., Vacation Sales Associates, LLC and Ocean Sands Owners Association (pg. 16)
FHB File Number: 2024-02495
HUD File Number: 03-24-4819-8
{Conciliation: Disability}
9. Joan Cox Carroll v. Centrum-Stafford LP and Franklin Group Companies LLC (pg. 16)
FHB File Number: 2025-02992
HUD File Number: 03-25-6045-8
{Conciliation: Disability}

IX. NEW BUSINESS

- a. Litigation Update
- b. Executive Director's Update

X. OTHER BOARD BUSINESS

- a. Election of Officers

XI. COMPLETE CONFLICT OF INTEREST FORM AND TRAVEL VOUCHER

- a. Travel Voucher
- b. Conflict of Interest Form

XII. ADJOURNMENT

NEXT MEETING SCHEDULED FOR WEDNESDAY, OCTOBER 15, 2025

- ❖ Agenda materials made available to the public do not include disciplinary case files or application files pursuant to §54.1-108 of the Code of Virginia.
- ❖ Five-minute public comment, per person, with the exception of any open disciplinary or application file.
- ❖ Persons desiring to participate in the meeting and requiring special accommodations or interpretative services should contact the Department at (804) 367-2785 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

PERIMETER CENTER CONFERENCE CENTER
EMERGENCY EVACUATION OF BOARD AND TRAINING ROOMS
(Script to be read at the beginning of each meeting.)

PLEASE LISTEN TO THE FOLLOWING INSTRUCTIONS ABOUT EXITING THE PREMISES IN THE EVENT OF AN EMERGENCY.

In the event of a fire or other emergency requiring the evacuation of the building, alarms will sound. When the alarms sound, leave the room immediately. Follow any instructions given by Security staff

Board Room 1

Exit the room using one of the doors at the back of the room. Upon exiting the room, turn **RIGHT**. Follow the corridor to the emergency exit at the end of the hall.

Upon exiting the building, proceed straight ahead through the parking lot to the fence at the end of the lot. Wait there for further instructions.

Board Room 2

Exit the room using one of the doors at the back of the room. (Point) Upon exiting the room, turn **RIGHT**. Follow the corridor to the emergency exit at the end of the hall.

Upon exiting the building, proceed straight ahead through the parking lot to the fence at the end of the lot. Wait there for further instructions.

You may also exit the room using the side door, turn **Right** out the door and make an immediate **Left**. Follow the corridor to the emergency exit at the end of the hall.

Upon exiting the building, proceed straight ahead through the parking lot to the fence at the end of the lot. Wait there for further instructions.

Board Rooms 3 and 4

Exit the room using one of the doors at the back of the room. Upon exiting the room, turn **RIGHT**. Follow the corridor to the emergency exit at the end of the hall.

Upon exiting the building, proceed straight ahead through the parking lot to the fence at the end of the lot. Wait there for further instructions.

Training Room 1

Exit the room using one of the doors at the back of the room. Upon exiting the room, turn **LEFT**. Follow the corridor to the emergency exit at the end of the hall.

Upon exiting the building, proceed straight ahead through the parking lot to the fence at the end of the lot. Wait there for further instructions.

Training Room 2

Exit the room using one of the doors at the back of the room. Upon exiting the doors, turn **LEFT**. Follow the corridor to the emergency exit at the end of the hall.

Upon exiting the building, proceed straight ahead through the parking lot to the fence at the end of the lot. Wait there for further instructions.

DETERMINATION OF QUORUM:

- The Fair Housing Board, consist of twelve members, adheres to the requirement that a quorum, defined as the minimum number of members necessary to conduct official business, is constituted by seven board members in accordance with [§ 54.1-2344](#).

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DRAFT AGENDA

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

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FAIR HOUSING CASES FOR AUGUST 27, 2025 FHB AGENDA

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HUD File Number: N/A
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5. **Shelby Jackson v. Michael Blount and St. Alban's Lofts, SCP, LLC**
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HUD File Number: 03-25-6045-8
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