

## VIRGINIA FAIR HOUSING BOARD

### MINUTES OF MEETING

December 3, 2025

The Fair Housing Board met on December 3, 2025, at the offices of the Department of Professional and Occupational Regulation (DPOR), Perimeter Center, 9960 Mayland Drive, 2nd Floor, Board Room 2, Richmond, Virginia, 23233. 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.

The following members of the Board were present:

Amanda Buyalos, Chair  
Morton "Tracy" Marks, III, Vice-Chair (arrived at 10:09 A.M.)  
Shion Fenty  
Barry Moore  
Angelo Phillos  
Brian Reagan  
Stanley Reid  
Jayan "Jay" Som  
Angela West

Board members absent from the meeting:

Stuart "Gray" Gilchrist  
Steven Rivera  
John Scott

Todd Shockley, Board Counsel, was present at the meeting.

Charles Vaughters, Board Liaison, was not present at the meeting.

The following staff members were present at all or part of the meeting:

James B. Wilkinson, Jr., Agency Director  
Steve Kirschner, Director of LRPD  
Anika Coleman, Executive Director  
Liz Hayes, Fair Housing Director  
Donnitria Mosby, Assistant Fair Housing Director  
Tom Payne, Director of Compliance and Enforcement  
Summer Saunders, Interim Licensing Operations Administrator

**Chair, Buyalos** called the December 3, 2025, Fair Housing Board meeting to order at 10:01 A.M.

**Call To Order**

**Anika Coleman, Executive Director**, reviewed the emergency egress procedures with the Board and members of the public.

**Emergency Egress**

**Chair, Buyalos** determined that a quorum was present.

**Determination of Quorum**

## **II. APPROVAL OF AGENDA**

**Approval of the Agenda**

**Mr. Reagan moved** to approve the agenda, it was **seconded by Mr. Som**, and unanimously approved by members: Buyalos, Marks, Fenty, Moore, Phillos, Reagan, Reid, Som, and West.

## **III. APPROVAL OF MINUTES**

**Approval of Minutes**

**Mr. Reagan moved** to approve the minutes from the following meetings:

August 20, 2025, Fair Housing Board Public Hearing  
August 27, 2025, Fair Housing Board Meeting  
October 15, 2025, Fair Housing Board Meeting

The motion was **seconded by Mr. Som**, and unanimously approved by members: Buyalos, Fenty, Marks, Moore, Phillos, Reagan, Reid, Som, and West.

## **IV. WELCOME AND INTRODUCTIONS**

**Welcome and Introductions**

**Chair, Buyalos**, welcomed staff and guests of the audience.

## **V. PUBLIC COMMENT PERIOD**

**Public Comment**

**Chair, Buyalos** opened the public comment period of the meeting.

Paul Battaglia from the AIA Virginia, made a public comment applauding the Board for increasing the quality of the built environment. With no one else coming forward, **Chair, Buyalos** closed the public comment period of the meeting.

## **VI. FAIR HOUSING REPORT**

**Fair Housing Report**

**Fair Housing Administrators Report**

**Fair Housing Administrators Report**

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

**VII. FAIR HOUSING CASE FILES**

**Fair Housing Case Files**

**Raminder Taneja v. East Gate Homeowners Association Board of Directors and Blackstone Management LLC - FHB File Number: 2025-03089 - HUD File Number: 03-25-5986-8**

**Raminder Taneja v.  
East Gate Homeowners  
Association Board of  
Directors and  
Blackstone  
Management LLC**

In the matter of **Raminder Taneja v. East Gate Homeowners Association Board of Directors and Blackstone Management LLC**, the Board reviewed the record which consisted of the Final Investigative Report, Case Analysis, and Supplemental Information.

**FHB File Number**  
**2025-03089**  
**HUD File Number**  
**03-25-5986-8**

**Mr. Reagan** recused himself because he was an employee of Loudon County government.

Raminder Taneja attended and addressed the Board.

Jason Shaber, attorney for the respondent was present and addressed the Board.

**Ms. West 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.**

**Ms. Fenty seconded** the motion, which was unanimously approved by members: Buyalos, Fenty, Marks, Moore, Phillos, Reid, Som, and West.

**Dana Wyatt v. Woodie Rental Properties LLC, Woodie Property Management, LLC and Julie Tuck – FHB File Number: 2025-01690**

**Dana Wyatt v. Woodie  
Rental Properties LLC,  
Woodie Property  
Management, LLC and  
Julie Tuck**

In the matter of **Dana Wyatt v. Woodie Rental Properties LLC, Woodie Property Management, LLC and Julie Tuck**, the Board reviewed the record which consisted of the Final Investigative Report, Case Analysis, Supplemental Information, and Official Consultation Memorandum from the Office of Attorney General.

**FHB File Number**  
**2025-01690**

Moriah Wilkins attended and addressed the Board as attorney for the complainant.

Lisa Dooley did not have an appointment but attended and addressed the Board as attorney for the respondent. Ms. Dooley stated the complainant had no standing since she never completed an application.

At 11:08, **Mr. Som moved** to obtain legal advice in a closed meeting pursuant to Virginia Code Section 2.2-3711.A.8. **Mr. Reagan seconded** the motion, which was unanimously approved by the members: Buyalos, Fenty, Marks, Moore, Phillos, Reagan, Reid, Som, and West.

The closed meeting certification was read by **Ms. Buyalos**, and a roll call vote was made by members: Buyalos, Fenty, Marks, Moore, Phillos, Reagan, Reid, Som, and West.

The following staff were present in addition to the board:

Jeb Wilkinson, Steve Kirschner, Tom Payne, Liz Hayes, Donnitria Mosby, Anika Coleman, and Todd Shockley (OAG). David Dendulk (ADA Support) was also in attendance.

**Mr. Reagan moved** to find reasonable cause to believe the respondents discriminated against the complainant by:

- **Refusing to Rent/Make Housing Available**

**Mr. Marks seconded** the motion. Members Buyalos, Fenty, Marks, Moore, Phillos, Reagan, Som, and West voted in favor of the motion. **Mr. Reid opposed** the motion.

**Mr. Reagan moved** to find reasonable cause to believe the respondents discriminated against the complainant by imposing:

- **Discriminatory Terms, Conditions, or Privileges.**

**Ms. Fenty seconded** the motion. Members Buyalos, Fenty, Marks, Moore, Phillos, Reagan, and West voted in favor of the motion. **Mr. Reid and Mr. Som opposed** the motion.

**Mr. Reagan moved** to find reasonable cause to believe the respondents discriminated against the complainant by making:

- **Discriminatory Statements**

**Ms. Fenty seconded** the motion. Members Buyalos, Fenty, Marks, Moore, Phillos, Reagan, Som, and West voted in favor of the motion. **Mr. Reid opposed** the motion.

**Matthew Baranoff v. Watergate at Landmark Condominium Unit Owners Association Board of Directors and FirstService Residential, Inc. - FHB File Number: 2025-02980 - HUD File Number: 03-25-5950-8**

In the matter of **Matthew Baranoff v. Watergate at Landmark Condominium Unit Owners Association Board of Directors and FirstService Residential, Inc.**, the Board reviewed the record which consisted of the Final Investigative Report, Case Analysis, and Supplemental Information.

**Ms. Fenty moved** to find no reasonable to believe the respondents discriminated against the complainant by:

- **Imposing discriminatory terms or conditions of a rental based on disability; or**
- **Refusing to make reasonable accommodation based on disability; or**
- **Harassment**

**Mr. Som seconded** the motion, which was unanimously approved by members: Buyalos, Fenty, Marks, Moore, Phillos, Reagan, Reid, Som, and West.

## **VIII. EDUCATION**

### **Fair Housing Education Committee Report**

**Anika Coleman, Executive Director**, provided the education committee report. Equal Rights Center, Washington D.C., had one Proprietary School and one Course Application approved.

## **IX. NEW BUSINESS**

### **Litigation Update**

**Matthew Baranoff v.**  
**Watergate at**  
**Landmark**  
**Condominium Unit**  
**Owners Association**  
**Board of Directors and**  
**FirstService**  
**Residential, Inc.**

**FHB File Number**  
**2025-02980**  
**HUD File Number**  
**03-25-5950-8**

**Education**  
**Fair Housing**  
**Education Committee**  
**Report**

**New Business**

**Litigation Update**

Mr. Shockley provided the Board with the litigation update.

**Executive Director Report**

Anika Coleman, Executive Director, informed the Board of current and past statistical data related to licensing applications and current licenses. Additionally, Ms. Coleman informed the Board of two position vacancies that were filled in the Department.

**Report from the Executive Director**

**X. OTHER BOARD BUSINESS**

Ms. Coleman informed the Board that no other states had a certification program that generated revenue to fund their state-run Fair Housing Program.

**Other Board Business**

**Consideration of Requiring Other Professions and Occupations to Obtain a Fair Housing Certification**

**Fair Housing Training**

Ms. Hayes provided a brief recess from 11:32 A.M. – 11:47 A.M. The Fair Housing Training began immediately afterwards.

**Fair Housing Training**

**Recovery Fund Fee Transfer**

Ms. Coleman informed the Board that discussion pertaining to the recovery fund transfer would be postponed until a later date.

**Recovery Fund Transfer**

Mr. Marks emphasized that the financials needed to be discussed in depth, if the Board plans to become financially solvent in the future.

Mr. Reid asked if there was a plan in place to address the deficit. The Board staff responded that the matter was being addressed internally, and an update would be provided to the board at a later date.

**XI. COMPLETION OF PAPERWORK**

Chair, Buyalos reminded Board members to complete their Conflict-of-Interest Statements and Travel Reimbursement Forms.

**Completion of Paperwork**

**XII. ADJOURNMENT**

Chair, Buyalos thanked the Fair Housing Board and adjourned the meeting at 1:34 P.M.

**Adjournment**

The next board meeting is scheduled for **February 18, 2025.**

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Amanda Buyalos  
Amanda Buyalos, Chair

~~#~~ 2/18/2026  
Date

Laura McClintock  
Laura McClintock, Secretary

2/18/2026  
Date

STATE AND LOCAL GOVERNMENT  
CONFLICT OF INTERESTS ACT

TRANSACTIONAL DISCLOSURE STATEMENT  
for Officers and Employees of State Government

1. Name: Shion Fenty  
(Name of Board Member)
2. Title: Board Member
3. Agency: Fair Housing Board  
(Name of Board)
4. Meeting/IFF Date: December 3, 2025  
(Date)

5. I have a personal interest in the following transaction:

\_\_\_\_\_  
(Agenda Item)

Nature of Personal Interest Affected by Transaction: \_\_\_\_\_

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

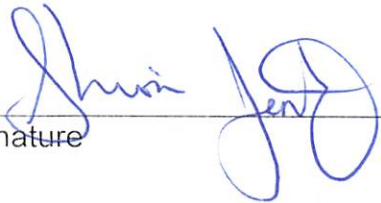
\_\_\_\_\_

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

or

I did not participate in the transaction.

6.  I do not have a personal interest in any transactions taken at this meeting.

  
Signature

12/3/25  
Date

STATE AND LOCAL GOVERNMENT  
CONFLICT OF INTERESTS ACT

TRANSACTIONAL DISCLOSURE STATEMENT  
for Officers and Employees of State Government

1. Name: Angela West  
(Name of Board Member)
2. Title: Board Member
3. Agency: Fair Housing Board  
(Name of Board)
4. Meeting/IFF Date: December 3, 2025  
(Date)
5. I have a personal interest in the following transaction:

\_\_\_\_\_  
(Agenda Item)

Nature of Personal Interest Affected by Transaction: \_\_\_\_\_

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

\_\_\_\_\_

- I am able to participate in this transaction fairly, objectively, and in the public interest.
- or
- I did not participate in the transaction.
6.  I do not have a personal interest in any transactions taken at this meeting.

Angela West

Signature

12/3/2025

Date

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

TRANSACTIONAL DISCLOSURE STATEMENT  
for Officers and Employees of State Government

1. Name: Stanley Reid  
(Name of Board Member)
2. Title: Board Member
3. Agency: Fair Housing Board  
(Name of Board)
4. Meeting/IFF Date: December 3, 2025  
(Date)

5. I have a personal interest in the following transaction:

\_\_\_\_\_  
(Agenda Item)

Nature of Personal Interest Affected by Transaction: \_\_\_\_\_

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

\_\_\_\_\_

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

or

I did not participate in the transaction.

6.  I do not have a personal interest in any transactions taken at this meeting.

Stanley Reid  
Signature

12-3-25  
Date

STATE AND LOCAL GOVERNMENT  
CONFLICT OF INTERESTS ACT

TRANSACTIONAL DISCLOSURE STATEMENT  
for Officers and Employees of State Government

1. Name: Brian Reagan  
(Name of Board Member)
2. Title: Board Member
3. Agency: Fair Housing Board  
(Name of Board)
4. Meeting/IFF Date: December 3, 2025  
(Date)

5. I have a personal interest in the following transaction:

VII Fair Housing Case File 1 - Tancija v East Gate  
(Agenda Item)

Nature of Personal Interest Affected by Transaction: Takes place in Loudoun County, where I am employed in a housing-related, government capacity.

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

Loudoun County Dept of Housing + Community Development

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

or

I did not participate in the transaction.

6.  I do not have a personal interest in any transactions taken at this meeting.

Brian Reagan  
Signature

12/3/25  
Date

**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)
2. Title: Board Member
3. Agency: Fair Housing Board  
(Name of Board)
4. Meeting/IFF Date: December 3, 2025  
(Date)

5. I have a personal interest in the following transaction:

\_\_\_\_\_ (Agenda Item)

Nature of Personal Interest Affected by Transaction: \_\_\_\_\_

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


\_\_\_\_\_

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

or

I did not participate in the transaction.

6.  I do not have a personal interest in any transactions taken at this meeting.



Signature

12.3.25  
Date

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

TRANSACTIONAL DISCLOSURE STATEMENT  
for Officers and Employees of State Government

1. Name: Barry Moore  
(Name of Board Member)
2. Title: Board Member
3. Agency: Fair Housing Board  
(Name of Board)
4. Meeting/IFF Date: December 3, 2025  
(Date)

5. I have a personal interest in the following transaction:

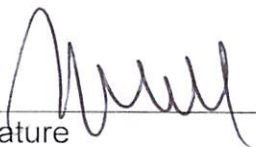
\_\_\_\_\_ (Agenda Item)

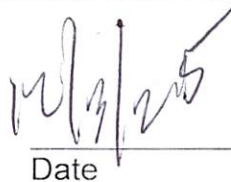
Nature of Personal Interest Affected by Transaction: \_\_\_\_\_

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

\_\_\_\_\_

- I am able to participate in this transaction fairly, objectively, and in the public interest.
- or
- I did not participate in the transaction.
6.  I do not have a personal interest in any transactions taken at this meeting.

  
Signature

  
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)
2. Title: Board Member
3. Agency: Fair Housing Board  
(Name of Board)
4. Meeting/IFF Date: December 3, 2025  
(Date)

5. I have a personal interest in the following transaction:

\_\_\_\_\_

(Agenda Item)

Nature of Personal Interest Affected by Transaction: \_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

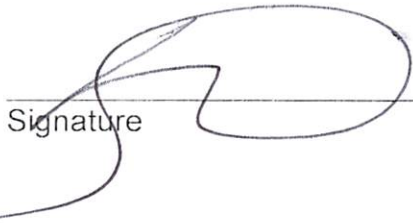
I am able to participate in this transaction fairly, objectively, and in the public interest.

or

I did not participate in the transaction.

6.  I do not have a personal interest in any transactions taken at this meeting.

Signature



Date

12/3/25

# Virginia Fair Housing Board Meeting

## SIGN IN SHEET

DEPARTMENT OF PROFESSIONAL AND OCCUPATIONAL REGULATION

9960 Mayland Drive  
Richmond, VA 23233

Wednesday, December 3, 2025 – 2<sup>nd</sup> Floor Conference Center  
Board Room 2  
10:00 A.M.

NAME	Are you here for Public Comment only Y/N	PHONE NUMBER	FILE NUMBER	RESPONDENT OR COMPLAINANT	WILL YOU ADDRESS THE BOARD Y/N
Mariah Wilkins			2025-01690	complainant	Y
PAUL BATTAGLIA AAA VIRGINIA	Y	757-555-1103	N/A	N/A	N/A.
ROBERT & JULIE TUCK	<del>Y</del> NO	804-334-9400		no part	N/A
RANINDER Tanuj-	Y	703-627-9378		complainant	Y

NAME	Are you here for Public Comment only Y/N	PHONE NUMBER	FILE NUMBER	RESPONDENT OR COMPLAINANT	WILL YOU ADDRESS THE BOARD Y/N
Lisa Daley		804-612-7596	2025-61640	Respondent	Y
Jeremy Dalpiaz	N	7		VREPS	N
Pieri Burton	N	-			
Dr. Bernice Travers	N				



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**FHB Training - Postpone**

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From Hayes, Liz (DPOR) <Liz.Hayes@dpor.virginia.gov>  
Date Tue 9/23/2025 4:14 PM  
To Coleman, Anika (DPOR) <Anika.Coleman@dpor.virginia.gov>  
Cc Glasgow, Gezelle (DPOR) <Gezelle.Glasgow@dpor.virginia.gov>

Good afternoon Anika,

We need to postpone our board training scheduled for Oct. 15 to after the Dec. 3, 2025 meeting due to a scheduling conflict.

Thanks!  
Liz

Lizabeth T. Hayes (she, her)  
Fair Housing Director  
Department of Professional & Occupational Regulation  
9960 Mayland Drive, Suite 400  
Richmond, Virginia 23233  
Direct dial: (804) 367-0923  
Toll free: (888) 551-3247  
Fax: (866) 480-8333  
Email: [liz.hayes@dpor.virginia.gov](mailto:liz.hayes@dpor.virginia.gov)

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