

**UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF VIRGINIA**  
Alexandria Division

In re:

GORDON PROPERTIES, LLC, and  
CONDOMINIUM SERVICES, INC.,

Debtors.

Case No. 09-18086-RGM  
(Chapter 11)  
(Jointly Administered)

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GORDON PROPERTIES, LLC,

Plaintiff,

vs.

Adv. Proc. No. 11-1020-RGM

FIRST OWNERS' ASSOCIATION OF  
FORTY SIX HUNDRED CONDOMINIUM,  
INC.,

Defendant.

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**ORDER**

This case was before the court on June 13, 2012, and again on June 15, 2012. For the reasons stated on the record, it is

ORDERED:

1. The objections to various proxies and ballots are sustained or overruled as stated on the record.

2. The total votes cast for the candidates for the Board of Directors is as follows:

<u>Candidate</u>	<u>Votes</u>	<u>Candidate</u>	<u>Votes</u>
L. Wilson	244.4513	D. Cuadros	182.2494
B. Sells	235.5448	A. Figueroa	134.0102
E. Greenwell	208.8062	S. Settles	126.9096

L. Hadley	196.8531	J. Brungart	120.4702
D. Howland	192.1110	B. Gilliam	113.0673
N. Greenwell	190.8470	S. Greenberg	109.7524
D. Sells	190.4700	S. Quelch	84.3395
M. Howland	185.8605	M. Hernandez	63.6952
F. Pepper	185.3601	H. Silva	8.6605
A. Zoghaib	184.7031	E. Langdon	4.4708
E. Moore	184.0444	C. King	2.5786

3. By agreement for the purposes of this election, representatives of Gordon Properties and Residential Holdings are limited to two representatives and one representative, respectively, on the Board. Those representatives are L. Wilson and D. Howland for Gordon Properties and E. Greenwell for Residential Properties. N. Greenwell, D. Sells and M. Howland as additional representatives of Residential Properties are disqualified.

4. The seven candidates with the most votes and who are qualified to sit on the Board of Directors are: L. Wilson, B. Sells, E. Greenwell, L. Hadley, D. Howland, F. Pepper and A. Zoghaib.

5. L. Wilson, B. Sells, E. Greenwell and L. Hadley, having received the most votes, will complete the two-year terms ending at the 2013 annual meeting in October 2013. D. Howland, F. Pepper and A. Zoghaib will complete the two-year terms ending at the 2012 annual meeting in October 2012.

6. The new Board shall meet no later than June 25, 2012.

7. Without approval of this court on such notice as this court may require at that time, the Board of Directors may not discontinue, dismiss, fail to defend, fail to prosecute, or fail to commence any appeal or action and may not settle any action or claim involving Gordon Properties or CSI or any member or owner thereof.

8. The Board of Directors may select or replace counsel for the Association, however, in any

matter in which Gordon Properties, LLC, Community Services, Residential Holdings, or any member or owner of those entities is a party or a prospective party, counsel may not have represented Gordon Properties, LLC, Community Services, Residential Holdings, or any member or owner of those entities within the prior 48 months and may not have represented them in any matter adverse to the Association during the period from July 1, 2006 to twelve months after all matters between them and the Association have been fully resolved.

9. CSI may not accept employment from the Association during the pendency of its bankruptcy case without the prior approval of this court with such notice as may be required by this court at that time.

10. The Board of Directors to be seated shall have the full authority to act for and on behalf of the Association and all acts taken by it shall be fully effective notwithstanding any reversal, in whole or in part, of the election results as set out above.

Alexandria, Virginia  
June 15, 2012

/s/ Robert G. Mayer  
Robert G. Mayer  
United States Bankruptcy Judge

copies to:

Donald F. King  
Jennifer L. Sarvadi

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