

June 15, 2024

The Honorable Jerry Abbott Kitchings
South Carolina Court of Appeals
Post Office Box No. 11629
Columbia, South Carolina 29211

RECEIVED
JUN 20 2024
SC Court of Appeals

RE: William Steiner v Wedgefield Plantation
Civil Acton No. 2023-CP-22-00410
Appellate No. 2023-001311

Your Honor,

There are several reasons that I thought this case (enclosed) was relevant to my case and worthy of your attention. 1. The violations I provided evidence for were not due to errors in judgment made in a good faith effort to abide by the rules. They were done intentionally. 2. This board has constantly ignored the bounds of their legal authority without fear of being held accountable. 3. I called Joe Myers, listed in the letter as a contact, for clarification. He was one of the board members who resigned in protest. He was not aware of my suit. I don't understand how Judge Crosby can not inform every member of the liability they face not to mention the full scope of the charges against them. It can only be through he would be able to fix it in the 15th circuit, or a consciousness of guilt, or both.

The CFA (Committee for Financial Accountability) is addressing the financial accountability, I am confident that the Court of Appeals will bring legal accountability to this dysfunctional board.

Thank you,


William Steiner

RECEIVED



ROBERT E. LEE
ATTORNEY - AT - LAW

JUN 20 2024

SC Court of Appeals

MEMORANDUM

ROBERT E. LEE

REL@RELLAWFIRM.COM

T: (843) 423-1313

F: (843) 423-1397

To: All members of the Wedgefield Plantation Assoc.
From: Robert E. Lee, Esq. *REL*
Date: June 3, 2024
Re: Removal and Replacement of the Wedgefield Plantation Assoc. Board of Directors for Financial Mismanagement

My office has been retained to represent the *Committee for Financial Accountability of the Wedgefield Plantation Association* ("CFA"). The CFA was formed to address concerns regarding the current Wedgefield Plantation Association Board of Directors ("Board") financial decision to contract with Spectrum for a 5-year escalation contract totaling \$1.67 million with Wedgefield Plantation Association ("Association") guaranteeing this obligation without homeowner input.

On March 19, 2024, the Board announced the 5-year contract beginning on May 24, 2024, noting that Spectrum had offered the Association an inducement of \$147,000. It was stated there were approximately 331 total subscribers currently with Spectrum, with approximately 1/2 of them having full subscriptions (internet, cable and phone). The remaining 1/2 of the subscribers were partial subscriptions (internet or phone). It was noted that homeowners could voluntarily sign up for these services prior to the contract start date of May 24, 2024.

On May 24, 2024, all owners who had subscriptions (full or partial) were converted to full subscriptions as part of the contract, again without any input from the owners or volunteering to do so. In addition, homeowners are charged monthly by the Association at \$80 per owner while, actual cost to the Association from Spectrum is \$53 per owner. The CFA also understands the signed contract guarantees payment to Spectrum for approximately 432 subscriptions for the first year totaling approx. \$25,740 per month and escalates to 496 total subscriptions by the end of the contract period. All these financial commitments by the Board are guaranteed by you, the members of the Association. These commitments were made by the Board without the assent or input of the homeowners who are ultimately obligated to pay these amounts.

As members of this community, the CFA is concerned and believes it is crucial to take immediate action to ensure the current and future financial stability of the community. The CFA believes it is imperative the community

ROBERT E. LEE, LLC
ATTORNEY - AT - LAW

111 WITCOVER STREET
MARION, SC 29571

MAILING ADDRESS
POST OFFICE BOX 1096
MARION, SC 29571

RELLAWFIRM.COM

work together, remove and replace the Board responsible for this poor financial decision. The CFA urges all members of the Association to consider this matter seriously and join in their request for a Special Meeting to remove and replace the current Board. Removal of the current Board is the only way to ensure the Association is managed in a fiscally responsible and transparent manner.

If you have questions regarding this Memorandum, the CFA, or its actions you should contact **Mark Ricketts (chair) at 843-855-0010, Joe Myers at 704-363-0553 or Randy Courtney at 513-292-8572.**

To call a Special Meeting to remove the Board, the Association's governing documents require 1/3 of the Association's members in good standing request the Special Meeting in writing. To remove the members of the current Board at the Special Meeting the governing documents require a vote of 2/3 of the eligible members in attendance or by proxy of the Association. To meet these requirements the CFA requests that you sign and return the enclosed forms by June 28th.

Enclosed is a *Call for Special Meeting & Proxy* form which the CFA asks you to sign and return in the enclosed, self-addressed, postage-prepaid envelope. The forms will accomplish two things – 1) Call for a Special Meeting for the purpose of removing the current Board, and 2) Proxy allowing the CFA to vote on your behalf to remove the Board. The CFA urges all members of the Association to utilize the enclosed *Call for Special Meeting & Proxy* since circumstances may arise which prevent members from attending the Special meeting. You may vote in person at the meeting, even if you submit a proxy in advance.

Once the CFA delivers the written demand for the Special Meeting to remove the current Board, the governing documents require the Board to set a date for the Special Meeting. Once the date of the Special Meeting is set, the Board must give the members notice of the Special Meeting, not less than 20 days nor more than 50 days prior to the date of the Special Meeting.

Note, the *Call for Special Meeting & Proxy* form is being returned to my law office so an accurate count is kept of the members of the Association requesting the Special Meeting to remove the current Board and replace them. Once the written demand for the special meeting has been sent to the Board, the CFA will advise the members of the Association who they will propose as new members of the Board.


Finally, this Spectrum Contract was VOTED DOWN by the members of the Association at the Annual Meeting in November 2022. However, a

June 3, 2024

Page 2

majority of the members of the current Board voted to approve this contract without any input from you, the general membership, and placed us all under a financial obligation of paying Spectrum \$25,740.00 per month for 5 years.

Please call with any questions and submit your forms by June 28, 2024.

 **William E. Steiner**
180 Live Oak Ln
Georgetown, SC 29440-7777

CHARLESTON SC 294

17 JUN 2024 PM 3 L



RECEIVED

JUN 20 2024

SC Court of Appeals

The Honorable Jerry Abbott Kitchens
South Carolina Court of Appeals
Post Office Box No. 11629
Columbia, S C 29211

29211-11629

