

RECEIVED

May 27 2025

SC Court of Appeals

STATE OF SOUTH CAROLINA  
In The Court of Appeals

APPEAL FROM CHARLESTON COUNTY  
Court of Common Pleas  
Ninth Judicial Circuit

Honorable Mikell R. Scarborough  
Master-in-Equity

Civil Action No.: 2022-CP-10-04952

Spartina Bay Plantation Property Owners' Association, Inc..... Appellant.

v.

Stephen C. Wells and Randi P. Wells. .... Respondents.

NOTICE OF APPEAL

Appellant Spartina Bay Plantation Property Owners' Association hereby appeals the Order of the Honorable Mikell R. Scarborough dated May 01, 2025 denying the Appellant's Motion to Alter or Amend the Court's Order dated April 16, 2025 granting Respondents' Motion for Summary Judgment and dismissing Petitioner's Counterclaim with prejudice. The Order of May 01, 2025 is attached as **Exhibit A** and the Order of April 16, 2025 is attached as **Exhibit B**.

[SIGNATURE ON FOLLOWING PAGE]

This 27<sup>th</sup> day of May, 2025.

Respectfully submitted,

EARHART OVERSTREET, LLC

*s/ Steven R. Kropski*

Steven R. Kropski

S.C. Bar No.: 101441

Maxwell J. Seferian

S.C. Bar No.: 105855

Andrew S. Platte

S.C. Bar No.: 77801

Earhart Overstreet, LLC

P.O. Box 22528

Charleston, SC 29413

(843) 972-9400

*Attorneys for Appellant Spartina  
Bay Plantation Property Owners'  
Association, Inc.*

**Other Counsel of Record:**

Timothy J.W. Muller

Mary Harriet Moore

40 Calhoun Street, Suite 450

Charleston, SC 29402

843-577-6726

*Attorneys for Respondents*

**RECEIVED**

**May 27 2025**

**SC Court of Appeals**

STATE OF SOUTH CAROLINA  
In The Court of Appeals

---

APPEAL FROM CHARLESTON COUNTY  
Court of Common Pleas  
Ninth Judicial Circuit

Honorable Mikell R. Scarborough  
Master-in-Equity

---

Civil Action No.: 2022-CP-10-04952

---

Spartina Bay Plantation Property Owners' Association, Inc..... Appellant.

v.

Stephen C. Wells and Randi P. Wells. .... Respondents.

---

**PROOF OF SERVICE**

---

I certify that I have served the Notice of Appeal on Stephen C. Wells and Randi P. Wells via electronic service to their attorneys of record, Timothy J.W. Muller and Mary H. Moore, at [tmuller@rosenhagood.com](mailto:tmuller@rosenhagood.com) and [mhmoore@rosenhagood.com](mailto:mhmoore@rosenhagood.com).

  
\_\_\_\_\_  
Paralegal to Steven R. Kropski

## Tavia Stockdale

---

**From:** Tavia Stockdale  
**Sent:** Tuesday, May 27, 2025 4:05 PM  
**To:** Tim Muller; Mary Harriet Moore  
**Cc:** Steve Kropski; Max Seferian; Andrew Platte; Jessica McDonald  
**Subject:** Wells v. Spartina Bay - Notice of Appeal  
**Attachments:** Spartina Bay Notice of Appeal with Orders.pdf

Good afternoon,

Please see the attached Notice of Appeal to be filed with the Court of Appeals. Should you have any issues with the attached, please let me know.

Best,



**Tavia S.E. Stockdale**  
Paralegal  
Direct 843-628-3785  
PO Box 22528, Charleston, SC 29413

May 27, 2025

**VIA EMAIL ONLY**

The Honorable Jenny Abbott Kitchings  
Clerk of Court  
South Carolina Court of Appeals  
[ctappfilings@sccourts.org](mailto:ctappfilings@sccourts.org)

Re: Stephen C. Wells and Randi P. Wells v. Spartina Bay Plantation Property  
Owners' Association, Inc.  
2022-CP-10-04952

Dear Ms. Kitchings:

Please find enclosed for electronic filing Spartina Bay Plantation Property Owners' Association, Inc.'s Notice of Appeal. By copy of this letter, I am serving on all counsel of record by email only. A check for \$250.00 will be placed in the mail for the filing fee.

Should you have any questions or concerns, please feel free to contact my paralegal, Tavia Stockdale at (843) 628-3785. Thank you.

With best regards, I am

Sincerely,



STEVE R. KROPSKI

SRK/tss

Enclosures

cc: All Counsel of Record (via email only)