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May 28 2025

SC Court of Appeals

**THE STATE OF SOUTH CAROLINA
IN THE COURT OF APPEALS**

APPEAL FROM BEAUFORT COUNTY
COURT OF COMMON PLEAS
THE HONORABLE ROBERT J. BONDS
CIRCUIT COURT JUDGE

APPELLATE CASE NO. 2025-000030
CIVIL ACTION NO. 2021-CP-07-01655

Stanley S. Stroup, as Trustee of the Stanley S. Stroup Revocable Trust dated November 10, 2003; Peter Trager, and Vacation Inn, LLC, each both individually and derivatively,

RESPONDENTS,

versus

Sea Pines South Beach Owners' Association, Inc.,

APPELLANT.

**APPELLANT SEA PINES SOUTH BEACH OWNERS' ASSOCIATION, INC.'S
DESIGNATION OF MATTER TO BE INCLUDED
IN THE RECORD ON APPEAL**

Sea Pines South Beach Owners' Association, Inc., Appellant in the above referenced matter, proposes the following be included in the Record on Appeal:

1. Complaint, filed September 13, 2021;
2. Answer and Counterclaim, filed October 18, 2021;
3. Amended Answer and Counterclaim, filed January 30, 2023;
4. Reply to Counterclaim, filed February 8, 2023;
5. Transcript of Trial Held May 3, 2024 before The Honorable Robert J. Bonds;

6. Joint Stipulations of Fact and Evidence for Purposes of Trial, filed April 15, 2024 with Exhibits 1-18, 20-36, and 38-40.
7. Plaintiffs' Trial Brief, filed April 23, 2024;
8. Defendant's Corrected Trial Brief, filed April 28, 2024;
9. Plaintiffs' Opposition Brief, filed April 29, 2024;
10. Defendant's Opposition Brief, filed April 29, 2024;
11. Plaintiffs' Presentation Slides, filed May 3, 2024;
12. Defendant's Presentation Slides, filed May 6, 2024;
13. Order and Judgment from Trial, filed July 22, 2024;
14. Defendant's Motion to Alter or Amend Judgment or Reconsider, filed August 1, 2024;
15. Plaintiffs' Response to Motion to Alter or Amend Judgment or Reconsider, filed October 30, 2024;
16. Transcript of Hearing Held before The Honorable Robert J. Bonds on November 5, 2024; and
17. Order on Reconsideration filed December 13, 2024.

I certify that this designation contains no matter which is irrelevant to this appeal.

Respectfully submitted,

/s Carmen V. Ganjehsani

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CERTIFICATE OF SERVICE

I, the undersigned, an employee of Richardson Plowden & Robinson, P.A., for Appellant Sea Pines South Beach Owners' Association, Inc., do hereby certify that I have this date served the foregoing Designation of Matter to be Included in the Record on Appeal, dated May 28, 2025, by personally serving the same pursuant to Section (d)(1) of the Supreme Court's Amended Order dated April 24, 2024, on the following counsel of record using the primary email addresses listed in the Attorney Information System (if applicable):

Ian Scott Ford (S.C. Bar No. 12463)
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A copy of the sent email is enclosed with this Certificate of Service.

/s Carmen V. Ganjehsani
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Dated: May 28, 2025.

From: [Carmen Ganjehsani](#)
To: [Hope Grate](#)
Subject: FW: Appellate Case No. 2025-000030 Stroup v. Sea Pines South Beach Owners Ass'n
Date: Wednesday, May 28, 2025 2:55:52 PM
Attachments: [2025-000030 Stroup v. Sea Pines South Beach Owners" Ass"n \(DOM\) \(3756075\).PDF](#)
[2025-000030 Stroup v. Sea Pines South Beach Owners" Ass"n \(Initial Appellant"s Brief\) \(3755958\).PDF](#)

From: Carmen Ganjehsani
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Subject: Appellate Case No. 2025-000030 Stroup v. Sea Pines South Beach Owners Ass'n

Pursuant to the Supreme Court's Order dated April 24, 2024, please find served upon you the Initial Appellant's Brief and Designation of Matter to be Included in the Record on Appeal on behalf of Appellant Sea Pines South Beach Owners' Association, Inc.

Thank you,
Carmen Ganjehsani

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