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SC Court of Appeals

FORM 15
RECORD ON APPEAL

THE STATE OF SOUTH CAROLINA

In The Court of Appeals

APPEAL FROM HORRY COUNTY

Court of Common Pleas

Michael G. Nittles, Circuit Court Judge

Appellate Case No. 2025-001033

Case No. 2024-CP-26-04912

Magistrate Case No. 2023CV261093929

Chunyan Gu,

Appellant,

v.

Sunshine Rental Properties,

Respondent.

RECORD ON APPEAL

Chunyan Gu

16 Marlborough Rd

Highland Park, NJ 08904

(848) 228-9758

Appellant

Douglas M. Zayicek

Holly M. Lusk

Post Office Box 357

Myrtle Beach, SC 29578

843-448-2400

Attorneys for Respondent

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STATE OF SOUTH CAROLINA)	IN THE COURT OF COMMON PLEAS
)	
COUNTY OF HORRY)	CIVIL ACTION NO. 2024-CP-26-04912
Chunyan Gu,)	
)	
Plaintiff/Appellant,)	
)	
v.)	
)	
Sunshine Rental Properties,)	
)	
Defendant/Respondent.)	
_____)	

ORDER DENYING APPEAL

THIS MATTER was before the Court on Wednesday, April 16, 2025, at 1:30 p.m., via the Court's Cisco WebEx Video Conference System, pursuant to Appellant's Appeal of the Hon. Chris Arakas' Order in 2023CV261093929, from the Horry County Magistrate Court.

Participating in the hearing was Appellant; and Douglas M. Zayicek, Esquire, attorney for Respondent. For the reasons stated below, Appellant's Appeal is denied, and Judge Arakas' Order affirmed.

First, Appellant's Appeal is untimely. Pursuant to SC Code Ann. 18-7-20, an appeal from Magistrate Court must be filed within 30 days of written notice of the Order. Appellant's Appeal states she received Judge Arakas' Order on June 15, 2024. However, this appeal was not filed until July 19, 2024, more than 30 days thereafter.

Second, Appellant did not allege or present any evidence under SC Code Ann. 18-7-10, et seq. warranting reversal of Judge Arakas. Disagreeing with the Magistrate's Court decision is not the basis of overturning the Magistrate's decision. Appellant produced no documentation, nor

alleged any facts or circumstances, showing the Magistrate's decision was defective or incorrect in any way. Without some clear error being shown, this Court will not substitute its judgment for that of the Magistrate.

Therefore, Appellant's appeal is denied, and the Magistrate's decision affirmed.

IT IS SO ORDERED!

[PREPARED FOR ELECTRONIC SIGNATURE]



Horry Common Pleas

Case Caption: Chunyan Gu VS Sunshine Rental Properties

Case Number: 2024CP2604912

Type: Order/Other

So Ordered

s/ The Honorable Michael G. Nettles #2140

Electronically signed on 2025-05-05 14:06:50 page 3 of 3

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)
)
)
)
)

2023CV261093929
CIVIL CASE NUMBER

IN THE MAGISTRATE'S COURT

JUDGMENT

Sunshine Rental Properties
550 Forestbrook Rd. Suite 304
Myrtle Beach, SC 29579
(843) 796-1208

PLAINTIFF(S)

Vs

Chunyan Gu
16 Marlborough Road
Highland Park, NJ 08904

DEFENDANT(S)

The issues in this action were tried in the Myrtle Beach Magistrate Court on June 3, 2024 at which time a Judgment for the Plaintiff, **Sunshine Rental Properties**, , was rendered in the amount of **\$2,880.00**.

IT IS THEREFORE ORDERED that the Plaintiff recover from the Defendant(s):

Chunyan Gu

the total amount of **\$2,880.00** which includes other relief, if any, as stated below.



JUDGE Christopher J. Arakas

Myrtle Beach Magistrate Court
1201 21st Avenue North
Myrtle Beach, SC 29577
Phone: (843) 915-5293 Fax: (843) 444-6131

June 3, 2024

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)
)
)
)
)

2023CV261093929
CIVIL CASE NUMBER

IN THE MAGISTRATE'S COURT

SUMMONS

Sunshine Rental Properties
550 Forestbrook Rd. Suite 304
Myrtle Beach, SC 29579
(843) 796-1208

PLAINTIFF(S)

Vs

Chunyan Gu
173 Rocko Drive
Myrtle Beach, SC 29579

DEFENDANT(S)

TO THE DEFENDANT(S) NAMED ABOVE:

YOU ARE SUMMONED and required to answer the allegations of the attached complaint and present any appropriate counterclaims/crossclaims to the attached Complaint within THIRTY days from the first day after receipt of this summons. Your Answer must be received by the:

Myrtle Beach Magistrate Court
1201 21st Avenue North
Myrtle Beach, SC 29577
Phone: (843) 915-5293
Fax: (843) 444-6131

If you fail to answer within the prescribed time, a judgment by default may be rendered against you for the amount or other remedy requested in the attached complaint, plus interest and costs. **If you desire a jury trial, you must request one in writing at least five (5) working days prior to the date set for trial.** If no jury trial is timely requested, the matter will be heard and decided by the Judge.

Given under my hand:

JUDGE

READ ATTACHED INSTRUCTIONS CAREFULLY

December 19, 2023

**STATE OF SOUTH CAROLINA
COUNTY OF HORRY**

Chunyan Gu
16 Marlborough Road
Highland Park, NJ 08904

MAGISTRATE SUMMONS

You are hereby summoned to be and appear personally in the

**Myrtle Beach Magistrate Court
1201 21st Avenue North
Myrtle Beach, SC**

on **April 15, 2024** at **11:00 AM** to serve as a party in a Bench Trial in the case of:

RE: Sunshine Rental Properties Vs Chunyan Gu

PLAINTIFF(S)

DEFENDANT(S)

Civil Case Number: **2023CV261093929, Summons & Complaint.**

**HEREIN FAIL NOT, ON PAIN OF FORFEITING THE LAWFUL PENALTY IN
SUCH CASE MADE AND PROVIDED.**

JUDGE


**Myrtle Beach Magistrate Court
1201 21st Avenue North
Myrtle Beach, SC 29577
Phone: (843) 915-5293
Fax: (843) 444-6131**

February 29, 2024

**STATE OF SOUTH CAROLINA
COUNTY OF HORRY**

Chunyan Gu
16 Marlborough Road
Highland Park, NJ 08904

MAGISTRATE SUMMONS

RE: Sunshine Rental Properties Vs Chunyan Gu

PLAINTIFF(S)

DEFENDANT(S)

Civil Case Number: **2023CV261093929**.

Please be advised that the above referenced civil case has been continued and is now scheduled to be heard on **May 29, 2024 at 10:30 AM**. You are hereby summoned to be and appear personally in the:

**Myrtle Beach Magistrate Court
1201 21st Avenue North
Myrtle Beach, SC**

on May 29, 2024 at 10:30 AM to serve as a party in the Bench trial of this case.

**HEREIN FAIL NOT, ON PAIN OF FORFEITING THE LAWFUL PENALTY IN SUCH
CASE MADE AND PROVIDED.**

Judge

**Myrtle Beach Magistrate Court
1201 21st Avenue North
Myrtle Beach, SC 29577
Phone: (843) 915-5293
Fax: (843) 444-6131**

April 3, 2024

STATE OF SOUTH CAROLINA
COUNTY OF HORRY

Chunyan Gu
16 Marlborough Road
Highland Park, NJ 08904

MAGISTRATE SUMMONS

RE: Sunshine Rental Properties Vs Chunyan Gu

PLAINTIFF(S)

DEFENDANT(S)

Civil Case Number: **2023CV261093929**.

Please be advised that the above referenced civil case has been continued and is now scheduled to be heard on **June 3, 2024 at 9:00 AM**. You are hereby summoned to be and appear personally in the:

**Myrtle Beach Magistrate Court
1201 21st Avenue North
Myrtle Beach, SC**

on June 3, 2024 at 9:00 AM to serve as a party in the Bench trial of this case.

**HEREIN FAIL NOT, ON PAIN OF FORFEITING THE LAWFUL PENALTY IN SUCH
CASE MADE AND PROVIDED.**

Judge

**Myrtle Beach Magistrate Court
1201 21st Avenue North
Myrtle Beach, SC 29577
Phone: (843) 915-5293
Fax: (843) 444-6131**

April 16, 2024

2023-CV26109-3929

CIVIL CASE NUMBER

STATE OF SOUTH CAROLINA

COUNTY OF Horry

IN THE MAGISTRATE'S COURT

Sunshine Rental Properties

PLAINTIFF

550 forestbrook Rd

Suite 304 STREET ADDRESS

Myrtle Beach, SC, 29579

CITY, STATE ZIP

TELEPHONE

Chunyan vs GU

DEFENDANT(S)

173 Rocko Drive

STREET ADDRESS

Myrtle Beach, SC, 29579

CITY, STATE ZIP

TELEPHONE

COMPLAINT

I, Sunshine Rentals, the plaintiff in this civil action do make the following claims:

1. I believe the defendant, Chunyan GU, is a resident of Horry County, and resides at 173 Rocko Drive which is within Judge Horry's magisterial jurisdiction or this Complaint is properly filed in Horry County.

2. I make this complaint on the following:

Homeowner (Chunyan GU) authorized Sunshine Rentals to have her rental home located at 1337 Southwoods drive, Myrtle beach, SC 29575 to paint the home for 3,000 knowing she was liable for 2,500.00 of this total and refuses to pay.
(Attached supplement if necessary.)

3. I believe, because of the above information, that I am entitled to and do request a judgment for \$2880 and/or other relief as below requested:

including any costs resulting in this action.

I state under penalty of perjury that the above is correct and truthful, except those based on my information and belief.

Dated: 12/15/2023

[Signature]
Signature of Plaintiff (or his attorney)

2023-CV26109-3929

CIVIL CASE NUMBER

STATE OF SOUTH CAROLINA)

COUNTY OF)

Horry)

Sunshine Rental Properties)

PLAINTIFF(S))

VS.)

Chonyan Go)

DEFENDANT(S))

IN THE MAGISTRATE'S COURT

AFFIDAVIT AND ITEMIZATION
OF ACCOUNTS

Plaintiff, Sunshine Rental Properties, personally appearing before me, who, being duly sworn, states that he is the plaintiff in this action, and that the itemization of accounts which follows is true and correct.

He further states that no part of the sum included in the itemization below has been paid or satisfied in any fashion, and is today due and owed to him.

ITEMIZATION OF ACCOUNTS

<u>House Paint at 1537 Southwood</u>	\$ <u>7800.00</u>
<u>Small claims court file fee.</u>	\$ <u>80.00</u>
_____	\$ _____
_____	\$ _____
_____	\$ _____
TOTAL	\$ <u>2880.00</u>

(Copies of bills, papers or other proof of any of the above accounts should be attached to this document.)

Sworn to and Subscribed before me
this 19th day of Dec, 2023)

Rance Jauk
Magistrate or Notary Public for South Carolina)

My Commission expires 12-15-2025)

Jacinda Jones
PLAINTIFF (or his attorney)

Jacinda Jones

IN THE MAGISTRATE'S COURT
ANSWER

Sunshine Rental Properties
550 Forestbrook Rd. Suite 304
Myrtle Beach, SC 29579
(843) 796-1208

PLAINTIFF(S)

Vs

Chunyan Gu
173 Rocko Drive
Myrtle Beach, SC 29579
DEFENDANT(S)

16 MARLBOROUGH RD,
HIGHLAND PARK, NJ 08904

18 Jan 2024

On 27 or 28 Dec. 2023 was served with a Complaint requiring me to answer within thirty days from the date of service. My Answer, which is hereby filed with the Myrtle Beach Magistrate Court, is as follows:

CHECK ONE:

A. I contest the jurisdiction of the court based on the following: (use additional pages if necessary)

OFFICE

B. I admit everything in the complaint and do not want a trial.

C. I admit that I am responsible, but not for the total amount claimed by the Plaintiff(s) because: (use additional pages if necessary) 1. THE RENTAL TOLD ME, AFTER RENTER MOVED OUT, THAT THE HOUSE NEEDED PAINTING, WITHOUT TELLING HOW MUCH IT WOULD COST, OR HOW MUCH I NEEDED TO PAY. ANY AMOUNT ABOVE \$250 NEEDED MY APPROVAL. 2. I HAD ISSUES WITH QUALITY OF PAINTING. AND EMAILED PHOTOS REQUESTING FIX. GOT NO REPLY. 3. REQUESTED JUSTIFICATION OF ME PAYING OVER \$2000. GOT NO REPLY.

D. I deny that I am responsible at all because: (use additional pages if necessary)

YOU MUST FILE THIS DOCUMENT WITH THE COURT WITHIN THIRTY DAYS

THE DEFENDANT/PLAINTIFF STATES THAT THE INFORMATION CONTAINED IN THIS ANSWER IS TRUE AND CORRECT TO THE BEST OF HIS/HER KNOWLEDGE.

DATED: 18 Jan 2024

copy

SIGNATURE OF DEFENDANT(S) (OR ATTORNEY)

IF MORE THAN ONE DEFENDANT, ALL MUST FILE ANSWER

PLEASE RETURN TO:
Myrtle Beach Magistrate Court
1201 21st Avenue North
Myrtle Beach, SC 29577
Phone: (843) 915-5293
Fax: (843) 444-6131

STATE OF SOUTH CAROLINA

COUNTY OF HORRY

SUNSHINE RENTAL PROPERTIES, 550 FOREST BROOK RD. SUITE 304, MYRTLE BEACH, SC 29579
APPELLANT(S)

VS.

CHUNYAN Gu, 16 MARLBOROUGH RD. HIGHLAND PARK, NJ 08904
RESPONDENT(S)

COMMON PLEAS CASE NUMBER

2023 CV 2610 93929

MAGISTRATE CIVIL CASE NUMBER

IN THE COURT OF COMMON PLEAS

NOTICE OF CIVIL APPEAL

The plaintiff/defendant (circle one), CHUNYAN Gu hereby gives notice of appeal from the judgment of the magistrate's court in the above action, to the Circuit Court of Common Pleas, in the county of HORRY.

This notice of appeal is made subsequent to personal notice of the judgment which was received on the 15 day of JUNE, 2024.

The appellant's exceptions to the judgment of the magistrate are set forth as follows:

THE COURT DATE HAD BEEN CHANGED SEVERAL TIMES AND I DIDN'T REMEMBER THE FINAL DATE CORRECTLY AND MISSED THE COURT DATE.

MY PROPERTY MANAGEMENT COMPANY, WHEN I REQUESTED PROPERTY ~~FOR~~ TO TAKE BACK TO PERSONAL USE, SAID THEY NEEDED TO GET HOUSE PAINTED. AND THEY SAID JUDGING BY THE CONDITION, THE RENTERS WOULD HAVE TO PAY MOST OF THE COST. NOW THEY ARE GOING ATTER ME FOR MOST OF THE PAYMENT.

Dated: June 27, 2024

CHUNYAN Gu
Appellant (or his attorney)



FORM 1
NOTICE OF APPEAL IN A CIVIL CASE

THE STATE OF SOUTH CAROLINA
In The Court of Appeals

APPEAL FROM HORRY COUNTY
Court of Common Pleas

MICHAEL G NETTLES Circuit Court Judge
2140

Case No. 2024-CP-26-04912

CHUNYAN Gu

Appellant/Respondent.

SUNSHINE RENTAL PROPERTIES

Appellant/Respondent.

NOTICE OF APPEAL

CHUNYAN Gu appeals the order of the Honorable MICHAEL G NETTLES dated
(Name) (Judge)
May 5, 2025. Appellant received written notice of entry of this order on
(Date)
May 17, 2025.
(Date)

Date: May 22, 2025

s/ [Signature]
Name: CHUNYAN Gu
Address: 16 MARLBOROUGH RD
HIGHLAND PARK, NJ 08904
Phone: (848) 228-9758
Email: CHUNYAN-FLORA-GU@YAHOO.COM
Appellant

Other Counsel of Record:
Name: _____
Address: _____
Phone: () - _____
Respondent/Attorney for Respondent

STATE OF SOUTH CAROLINA) IN THE GENERAL SESSIONS COURT
)
COUNTY OF HORRY) FIFTEENTH JUDICIAL CIRCUIT

Chunyan Gu,)
)
Appellant,) Case No. 2024-CP-26-04912
)
vs)
)
Sunshine Rental Properties,)
)
Respondent.

H E A R I N G

BEFORE THE HONORABLE MICHAEL G. NETTLES

DATE: April 16, 2025
LOCATION: South Carolina Circuit Court 15
TRANSCRIBER: Jessica Antonucci

LEGAL EAGLE

Post Office Box

Greenville, South Carolina 29606

(864) 467-1373 -- depos@legaleagleinc.com

APPEARANCES

Chunyan Gu

Pro Se

Douglas M. Zayicek, Esquire
Bellamy, Rutenberg, Copeland, Epps, Gravely & Bowers, PA
P.O. Box 357
Myrtle Beach, SC 29578

Attorney for the Defendant

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1 JUDGE NETTLES: Mr. Gu?

2 MS. GU: Hi. Hello?

3 JUDGE NETTLES: Is it Ms. Gu?

4 MS. GU: Yeah.

5 JUDGE NETTLES: All right. I'm going to ask if you
6 can turn your video on, if you could.

7 MS. GU: Turn the -- the redo -- video.

8 JUDGE NETTLES: Video.

9 MS. GU: Um, I'm sorry. Okay, start video, okay.
10 Can you see me now?

11 JUDGE NETTLES: I cannot see you now, but can you
12 hear me?

13 MS. GU: Yes, I can. Okay, give access to camera,
14 okay.

15 JUDGE NETTLES: Okay.

16 MS. GU: Okay.

17 JUDGE NETTLES: All right. As long as you can hear
18 me, we can go forward.

19 MS. GU: Okay, I just -- I just gave access to
20 camera. Let me see, start video, okay. Can you see me
21 now?

22 JUDGE NETTLES: I cannot, but we can hear you and --

23 MS. GU: Okay.

24 JUDGE NETTLES: -- you are the Appellant in this
25 case, and I'll be glad to hear from you.

1 MS. GU: Oh, okay. So, I had a property that was
2 under the management of the Sunshine Rental and Amanda
3 was the chief manager at office. So, in May, May 3rd of
4 '22, 2022, I asked the house back. So, usually we have a
5 month notice to give to the tenants if I wanted house
6 back. So, the lease was up in June, so I asked office on
7 May 3rd to get the house back.

8 So, July 2nd I asked them to give me update about
9 the status of the house, and July 10th again I was asking
10 for the keys of the house and I was told that items
11 needed to be removed and the things need to be fixed up
12 and they also asked me if I wanted a estimate about how
13 much to get a house painted, and the painting cost would
14 be shared between the tenant and me.

15 So, on the same day, that was July 12th of '22, I
16 asked how much I should pay, and I was told by the office
17 that everything was based on the email, so we were doing
18 the email exchange. So, everything was documented in the
19 email. I was told by one of the office workers, I think
20 her name was Jacinda, she said that based on the photos
21 that she saw most would have been charged to the tenants.

22 So, two days later I -- because she also said Amanda
23 was the person who decides how much I pay and how much
24 the tenant pay, so two days later, that was on July 14th,
25 I emailed them again, I was asking Amanda and Jacinda

1 like how much I need to pay and I got no response.

2 So, on the 20th of July I finally got a key that I
3 could get into the house. So, July 20 -- July 31st, that
4 was last day of July, I -- I had a issue with the
5 condition of the house, like things were broken, things
6 were missing. I also had a issue with the quality of the
7 painting and the -- the problems with the wallpaper.

8 So, I emailed -- I contacted them and I took photos,
9 and so August 10th I was told that I needed to pay \$2,800
10 and the tenant need to pay \$200. So, you know, I had
11 issues from the beginning to the end, like how much -- so
12 I asked them how much I need to pay, how much the tenant
13 need to pay, and also I had a quality with the painting.
14 So, that's mainly the reason that I haven't paid them
15 yet. So, we're (inaudible) since.

16 JUDGE NETTLES: All right, very good. I'll be glad
17 to hear Sunshine Rental Property in reply.

18 MR. ZAYICEK: Good afternoon, thank you Your Honor,
19 Doug Zayicek for the Respondent Sunshine Rental
20 Properties. Your Honor, everything that Ms. Gu just
21 argued unfortunately are factual issues that have already
22 been heard by the magistrate. The -- as the magistrate
23 notes in his Return, Your Honor, the Appellant has filed
24 the appeal. Judge Arakas says that it's 20 days late,
25 but my calculations show that the appeal was filed about

1 35 days after the Defendant received notice of the
2 judgment. So, I think it's about five days late.

3 But regardless, the notice of appeal was not timely
4 filed. It was filed on July 19th of 2024, and Ms. Gu
5 admits that she received a copy of the judgment on, if
6 Your Honor as her Response, on June 15th, so that's 35
7 days or so. So, it's too late to be heard. She's just
8 arguing facts that have already been decided by the
9 magistrate and she has not alleged any errors of law
10 whatsoever that would justify reversing Judge Arakas'
11 decision, Your Honor.

12 JUDGE NETTLES: All right. Yes, sir. Mr. Zayicek,
13 is that right?

14 MR. ZAYICEK: Yes, sir.

15 JUDGE NETTLES: Mr. Zayicek, I'm going to ask that
16 you prepare an order stating number one, that the appeal
17 was not timely filed, and I'll reiterate what you've said
18 and what's clear from the Return is, that these are
19 issues -- factual issues that were determined by the
20 magistrate and I can't substitute my -- my view of the
21 facts for that of the magistrate. There was no legal
22 errors that are cited here. It's purely a factual
23 question. The matter was presented to the Judge. He
24 made his decision and I'm -- and there's no legal error
25 justifying the reversal. I'm going to ask if you could

1 prepare an order to that effect.

2 And Ms. Gu, I'm sorry I'm not able to help you. If
3 you so choose, you could appeal my order, and I'm going
4 to get opposing counsel to prepare an order to that
5 effect. Do you have any questions, Ms. Gu?

6 MS. GU: So, the first time of the trial, because a
7 trial was delayed -- delayed more than once, and I was so
8 stressed I missed the court date. So I don't know there
9 was a presentation or there was a judgment.

10 JUDGE NETTLES: All right, well, unfortunately I'm
11 not going to be able to grant your appeal, and I wish you
12 the best of luck.

13 MS. GU: Okay, so if I were to appeal your decision
14 do I need to wait until your court order?

15 JUDGE NETTLES: I think the time runs from the time
16 you receive the written order.

17 MS. GU: Oh, okay.

18 JUDGE NETTLES: Okay, let's see -- let's see this,
19 what address do you want this sent to, email or mailing?

20 MS. GU: Mail.

21 JUDGE NETTLES: You want it mailed?

22 MS. GU: Yeah.

23 JUDGE NETTLES: Could you state for the record, for
24 Mr. Zayicek, the address that he needs to send it to?

25 MS. GU: I need to send my address to Mr. Zayicek?

1 JUDGE NETTLES: No, you need to say -- tell me what
2 your address is now.

3 MS. GU: Oh, okay. I'm located at 16 Marlborough
4 Road, that's M-A-R-L-B-O-R-O-U-G-H, Road, in Highland
5 Park, H-I-G-H-L-A-N-D, Highland Park, P-A-R-K, in New
6 Jersey, zip code, 08904.

7 MR. ZAYICEK: And Your Honor, that is the address
8 that is on her application for her appeal; that matches
9 exactly.

10 JUDGE NETTLES: All right, let's make sure that
11 that's -- once you get the -- my e-signature on the
12 order, serve her.

13 MR. ZAYICEK: Yes, sir.

14 JUDGE NETTLES: Very good. Thank you.

15 MR. ZAYICEK: Thank you, Your Honor.

16 MS. GU: Okay, Your Honor, I have a question. So,
17 once I receive your judgment how many days, like what's
18 the limit that I have to file?

19 JUDGE NETTLES: Well, you need to refer -- I can't
20 give you legal advice. You can ask a lawyer, or you can
21 look at the rules, but I can't give you advice in that
22 regard.

23 MS. GU: Okay, all right, thank you.

24 JUDGE NETTLES: Thank you.

25 MR. ZAYICEK: Thank you, Your Honor.

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JUDGE NETTLES: Thank you.

(THERE BEING NORTHING FURTHER, THIS HEARING CONCLUDED)

CERTIFICATE OF TRANSCRIBER

State of South Carolina

County of Horry

I, JESSICA ANTONUCCI, a court-approved transcriber, do hereby certify that the foregoing is a true, accurate, and complete Transcript of Record of the proceedings had, and evidence introduced in the hearing of the captioned case, relative to appeal, in South Carolina Circuit Court 15, Horry County, South Carolina, on the 16th day of April, 2025.

That I am not related to nor the employee of any of the parties hereto, nor related to or employed by any attorney or counsel employed by the parties hereto, nor interested in the outcome of this action.

Jessica N. Antonucci

Transcriber

July 14, 2025

Re: Lease renewal

Chunyan Gu

To: Sunshine

Thu, Jul 14, 2022 at 7:16 AM

Message Body

Hi, Amanda and JaCinda:

Do we have a percentage how much tenants pay and how much I pay?

Thanks,

Flora

Sent from my iPhone

On Jul 12, 2022, at 2:28 PM, Sunshine Rentals Accounting
<sunshineaccounting550@yahoo.com> wrote:

Hi,

Amanda will be back in tomorrow, I will discuss it with her as she handles splitting the costs.

Based on the photos I saw, I would think most of it would be charged to the tenants deposit, but Amanda would have to confirm that.

Thank you,

created with MySignature.io

JaCinda Jones

Property Manager

Sunshine Rental Properties

p: 843-796-1208

f: 843-742-5768

w: www.sunshinerentalsmb.com

On Tuesday, July 12, 2022 at 02:19:48 PM EDT, Chunyan Gu
<chunyan_flora_gu@yahoo.com> wrote:

Hi, JaCinda:

Out of the \$3000 repair, how much would the tenants pay and how much do I need to pay?

Thanks,

Flora

Sent from my iPhone

On Jul 12, 2022, at 11:02 AM, Sunshine Rentals Accounting
<sunshineaccounting550@yahoo.com> wrote:

Hi Flora,

I received an estimate today for repairing the wall paper and painting the whole home for \$3,000.

Would you like me to ask about removal of the wall paper?

Please let me know what you would like us to do :)

Thank you,

created with MySignature.io

JaCinda Jones

Property Manager

Sunshine Rental Properties

p: 843-796-1208

f: 843-742-5768

w: www.sunshinerentalsmb.com

On Tuesday, July 12, 2022 at 10:25:03 AM EDT, Chunyan Gu
<chunyan_flora_gu@yahoo.com> wrote:

Hi, Amanda,

Yes please get an estimate for painting and removing the wall paper.

Does the house currently have water and electricity? When should I contact the utility companies?

Thanks,

Flora

Sent from my iPhone

On Jul 12, 2022, at 8:31 AM, Sunshine Rentals Accounting
<sunshineaccounting550@yahoo.com> wrote:

Hi Flora,

If you could please have the utilities turned on in your name.

Horry Electric- (843) 369-2211

Grand Strand Water - (843) 443-8200

Thank you,

created with MySignature.io

Amanda Panaretos

Property Manager

Sunshine Rental Properties

p: 843-796-1208

f: 843-742-5768

w: www.sunshinerentalsmb.com

On Tuesday, July 12, 2022 at 08:22:30 AM EDT, Sunshine Rentals Accounting
<sunshineaccounting550@yahoo.com> wrote:

Hi Flora,

We are removing the remaining items today and tomorrow. We had rain Sunday and Monday so it made it difficult.

The wall paper that is in the home is starting to peel. Would you like us to get an estimate to get the home painted? We would charge some of the paint to the tenant but the removal of wallpaper would be your expense.

The tenants did not get the carpets cleaned so we would like to do that as well. (tenant expense)

We have also scheduled a few repairs that are needed. The towel holders are out of the wall, the back patio door does not lock and the air filters need replaced. (tenant expense)

We will also have landscaping done (tenant expense) and the home will need to be cleaned.

The window is scheduled to be replaced on Tuesday, July 19th.

Thank you,

created with MySignature.io

Amanda Panaretos

Property Manager

Sunshine Rental Properties

p: 843-796-1208

f: 843-742-5768

w: www.sunshinerentalsmb.com

Re: 1537 Southwood- PAYMENT NEEDED

Chunyan Gu

To: Judy

Thu, Aug 18, 2022 at 8:39 AM

Message Body

At that time I was told most likely tenants should pay most of the cost.

Sent from my iPhone

On Aug 18, 2022, at 8:25 AM, Judy Panaretos <sunshinerepairs550@yahoo.com> wrote:

Hi Flora,

The tenants were charged \$200.00 for the paint as previously discussed.

You approved the paint estimate, so we will need you to make payment for the remaining balance of \$2800.00

I have attached the invoice below.

Thank you,

created with MySignature.io

Amanda Panaretos

Property Manager

Sunshine Rental Properties

p: 843-796-1208

f: 843-742-5768

w: www.sunshinerentalsmb.com

On Wednesday, August 17, 2022 at 02:15:03 PM EDT, Chunyan Gu
<chunyan_flora_gu@yahoo.com> wrote:

Hi Amanda:

I looked over some of the photos and I agree with JaCinda, that I believe that the tenants should be responsible for most of the bill. I hope to pay my fair share of the bill . Please review the photos again.

And what is the procedure when sunshine and customers don't agree with each other? Please advise. I want to follow the right procedure.

Thank you very much for your consideration.

Sincerely,

Flora

Sent from my iPhone

On Aug 17, 2022, at 12:40 PM, Judy Panaretos <sunshinerepairs550@yahoo.com> wrote:

Hi Flora,

The painting company is asking again for payment. If not received by this Friday, August 19th he will file a charge against you in small claims court.

Thank you,

created with MySignature.io

Amanda Panaretos

Property Manager

Sunshine Rental Properties

p: 843-796-1208

f: 843-742-5768

w: www.sunshinerentalsmb.com

1 attachment



HIGHLAND PARK
406 RARITAN AVE
HIGHLAND PARK, NJ 08904-9997
(800) 275-8777

06/27/2024

10:40 AM

Product	Qty	Unit	Price
---------	-----	------	-------

First-Class Mail®	1		\$0.68
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Letter
Conway, SC 29528
Weight: 0 lb 0.60 oz
Estimated Delivery Date
Mon 07/01/2024
Certified Mail®
Tracking #:

Total \$5.08

Grand Total: \$5.08

Cash \$5.10
Change -\$0.02

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit www.usps.com USPS Tracking or call 1-800-222-1811.

Preview your Mail
Track your Packages
Sign up for FREE @
<https://informedelivery.usps.com>

All sales final on stamps and postage.
Refunds for guaranteed services only.
Thank you for your business.

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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

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Extra Services & Fees (check box, add fee \$) Return Receipt (hardcopy) \$1.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$10.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.68

Total Postage and Fees \$1.08

06/27/2024

Postmark
Here

0104
10

Sent to **POST BOX 677**
Street and Apt. No. or PO Box No. **CONWAY SC 29528**
City, State, ZIP+4®

Shipment Receipt: Page #1 of 1

THIS IS NOT A SHIPPING LABEL. PLEASE SAVE FOR YOUR RECORDS.

SHIP DATE:
FRI 27 SEP 2024

EXPECTED DELIVERY DATE:
MON 30 SEP 2024 EOD

SHIP FROM:
CHUNYAN GU
CHUNYAN GU
16 MARLBOROUGH RD
HIGHLAND PARK NJ 08904

(848) 228-9758

SHIP TO:
COMMON PLEAS
PO BOX 677
1301 2ND AVE
CONWAY SC 29528-9528
BUSINESS
(843) 915-5080

SHIPPED THROUGH:
THE UPS STORE #2947
EDISON NJ 08817-4683
(732) 287-5155

SHIPMENT INFORMATION:
USPS PRIORITY MAIL
0 lb 8.5 oz actual wt
1.00 lb billable wt
DIMS: 9.50X12.50X1.00 IN
USPS TRACKING

TRACKING NUMBER: 9405511899561847907170
SHIPMENT ID: MMSNGBUQEDKS
SHIP REF 1: - -
SHIP REF 2: - -

DESCRIPTION OF GOODS:
COURT DOCUMENTS

SHIPMENT CHARGES:
PRIORITY MAIL 15.00
SERVICE OPTIONS 0.00
CMS PROCESSING FEE 0.22

TOTAL \$15.22

COMPLETE ONLINE TRACKING: ENTER THIS ADDRESS IN YOUR WEB BROWSER TO TRACK:
[HTTP://THEUPSSTORE.COM](http://THEUPSSTORE.COM) (SELECT TRACKING, ENTER SHIPMENT ID #)
QUESTIONS? CONTACT SHIPPED THROUGH ABOVE.
NEED PACKAGE HELP? (LOST/DAMAGED). PROVIDE DETAILS SO WE CAN HELP:
[HTTPS://ONLINE.UPSCAPITAL.COM/TCCP](https://ONLINE.UPSCAPITAL.COM/TCCP)

SHIPMENT ID: MMSNGBUQEDKS



Powered by iShip(r)
09/27/2024 08:58 AM Pacific Time N

The UPS Store

The UPS Store #2947
518 Old Post Rd Ste 7
Edison, NJ 08817-4683
732-287-5155

Terminal....: POS2947A Date.: 9/27/2024
Employee....: 304685 Time.: 12:01 PM

ITEM NAME	QTY	PRICE	TOTAL
Priority Mail			\$15.22
	1 @	\$15.22	
Tax			\$0.00
MMSG800VQEDKS			
Tracking Number - 940551189956184790/170			
Photo Mailer Med			\$2.50
	1 @	\$2.50	
Tax			\$0.17
Subtotal			\$17.72
Shipping/Other Charges			\$0.00
Total tax			\$0.17
Total			\$17.89
Cards			\$17.89

Items Designated NR are NOT eligible
for Returns, Refunds or Exchanges.

US Postal Rates Are Subject to Surcharge.



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a \$250 Amazon.com® Gift Card. Scan the
QR code or go to the link to take the survey.



35

Certificate of Appellant

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Dec 02 2025

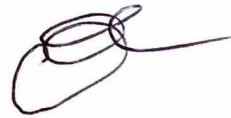
SC Court of Appeals

The undersigned hereby certifies that the Record on Appeal contains all material proposed to be included by any of the parties and not any other material.

The documents listed on pages 25–32 were referenced during the Webex trial proceedings held June 3, 2024, and were before the trial court, although they were not formally marked or numbered as exhibits.

Dec. 2, 2025

/s/ Chunyan Gu



Chunyan Gu

16 Marlborough Rd

Highland Park, NJ 08904

(848) 228-9758