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SC Court of Appeals

**From:** [Cendroski, Julie](#)  
**To:** [Aiken, Boone](#)  
**Subject:** RE: Harbor Town Association vs Lakhanev (24-CP-23-0491)  
**Date:** Monday, November 17, 2025 9:29:59 AM

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Thank you for the update.

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**From:** Aiken, Boone <[baiken@bakerdonelson.com](mailto:baiken@bakerdonelson.com)>  
**Sent:** Monday, November 17, 2025 8:41 AM  
**To:** Cendroski, Julie <[JCendroski@greenvillecounty.org](mailto:JCendroski@greenvillecounty.org)>  
**Subject:** RE: Harbor Town Association vs Lakhanev (24-CP-23-0491)

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Hi Ms. Cendroski:

Thank you for checking in. I will follow up with our team to assess the status of the check, as we would indeed still like a copy of the transcript if possible.

I'll look to provide a substantive update as soon as possible.

Thank you again!

Boone

**J. Boone Aiken IV**

Associate

[Baker, Donelson, Bearman, Caldwell & Berkowitz, PC](#)

850 Morrison Drive, Suite 775

Charleston, South Carolina 29403

Direct: (854) 214-5917

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Baker, Donelson, Bearman, Caldwell & Berkowitz, PC represents clients across the U.S. and abroad from offices in Alabama, Florida, Georgia, Louisiana, Maryland, Mississippi, New Jersey, North Carolina, South Carolina, Tennessee, Texas, Virginia, and Washington, D.C.

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**From:** Cendroski, Julie <[JCendroski@greenvillecounty.org](mailto:JCendroski@greenvillecounty.org)>  
**Sent:** Monday, November 17, 2025 8:13 AM  
**To:** Aiken, Boone <[baiken@bakerdonelson.com](mailto:baiken@bakerdonelson.com)>

**Subject:** Harbor Town Association vs Lakhanev (24-CP-23-0491)

Good morning,

I have not received the check for the transcript you requested in the above referenced case. Did you still want the transcript? I have several trials to type, so I'm trying to organize priority.

Thank you,

Julie A. Cendroski  
Master In Equity Court Reporter  
Greenville County

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**From:** [Cendroski, Julie](#)  
**To:** [Aiken, Boone](#)  
**Subject:** RE: Transcript Request – Harbor Town Association, Inc. v. Estate of Rajiv Kumar Lakhanev (2024-CP-23-0491)  
**Date:** Friday, November 7, 2025 2:00:56 PM  
**Attachments:** [11072025Harbortown vs Lakhanev.docx](#)

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No need to update the form. Please see attached document pertaining to your request. I am happy to answer any questions you may have.

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**From:** Aiken, Boone <baiken@bakerdonelson.com>  
**Sent:** Friday, November 7, 2025 12:37 PM  
**To:** Cendroski, Julie <JCendroski@greenvillecounty.org>  
**Cc:** Downey, Jane <jdowney@bakerdonelson.com>; Smurro, Katie <ksmurro@bakerdonelson.com>; Dean.Hayes@mccabetrotter.com; Ashley.Green@mccabetrotter.com; Jason.Wyman@wbd-us.com; Theron.Coetzee@mccabetrotter.com; kwoody@kelleywoody.com; transcripts@sccourts.org  
**Subject:** RE: Transcript Request – Harbor Town Association, Inc. v. Estate of Rajiv Kumar Lakhanev (2024-CP-23-0491)

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Good afternoon, Ms. Cendroski:

Thank you for this update—certainly no worries. If you're able to prepare the transcript sometime before the end of the month, that would be great. I'm happy to formally revise the request form and resend if you'd like.

We appreciate your time,  
Boone

**J. Boone Aiken IV**

Associate

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MASTER IN EQUITY OFFICE  
Greenville County Courthouse  
305 E. North Street  
Suite 313  
Greenville, SC 29601  
jcendroski@greenvillecounty.org

November 7, 2025

Mr. Jefferson Boone Aiken, IV  
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC  
850 Morrison Drive, Suite 775  
Charleston, SC 29403

RE: Harbor Town Association, Inc. vs. Rajiv Kumar Lakhaney; 2024-CP-23-0491

Mr. Aiken,

I received the transcript request for the case referenced above. I estimate the transcript will be approximately 135 pages for the hearing held on October 7, 2025. I am unable to do expedited at this time. At the current rate of \$4.25 per page, the total amount due and owing before I can begin production of the transcript is \$573.75. If I have overestimated the number of pages, you will receive a refund. If I have underestimated the number of pages, you will be notified of the additional fees due and owing.

As soon as payment is received, I will have 60 days to complete the transcript. If an extension is needed, you will be notified. Please mail or drop off payment to me at the address listed above. I also take Paypal or Venmo. All checks are to be made out to Julie Cendroski. Please let me know if you have any questions or concerns.

Julie A. Cendroski  
Master in Equity Court Reporter

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**From:** Cendroski, Julie <[JCendroski@greenvillecounty.org](mailto:JCendroski@greenvillecounty.org)>  
**Sent:** Friday, November 7, 2025 11:01 AM  
**To:** Aiken, Boone <[baiken@bakerdonelson.com](mailto:baiken@bakerdonelson.com)>  
**Cc:** Downey, Jane <[jdowney@bakerdonelson.com](mailto:jdowney@bakerdonelson.com)>; Smurro, Katie <[ksmurro@bakerdonelson.com](mailto:ksmurro@bakerdonelson.com)>; [Dean.Hayes@mccabetrotter.com](mailto:Dean.Hayes@mccabetrotter.com); [Ashley.Green@mccabetrotter.com](mailto:Ashley.Green@mccabetrotter.com); [Jason.Wyman@wbd-us.com](mailto:Jason.Wyman@wbd-us.com); [Theron.Coetzee@mccabetrotter.com](mailto:Theron.Coetzee@mccabetrotter.com); [kwoody@kelleywoody.com](mailto:kwoody@kelleywoody.com); [transcripts@sccourts.org](mailto:transcripts@sccourts.org)  
**Subject:** RE: Transcript Request – Harbor Town Association, Inc. v. Estate of Rajiv Kumar Lakhaney (2024-CP-23-0491)

I have received your transcript request. I have six expedited trial transcripts that are ahead of yours and I am unable to take another expedited request at this time, so it will not be done by November 14<sup>th</sup>. Please let me know how you wish to proceed.

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**From:** Aiken, Boone <[baiken@bakerdonelson.com](mailto:baiken@bakerdonelson.com)>  
**Sent:** Friday, November 7, 2025 10:12 AM  
**To:** Cendroski, Julie <[JCendroski@greenvillecounty.org](mailto:JCendroski@greenvillecounty.org)>  
**Cc:** Downey, Jane <[jdowney@bakerdonelson.com](mailto:jdowney@bakerdonelson.com)>; Smurro, Katie <[ksmurro@bakerdonelson.com](mailto:ksmurro@bakerdonelson.com)>; [Dean.Hayes@mccabetrotter.com](mailto:Dean.Hayes@mccabetrotter.com); [Ashley.Green@mccabetrotter.com](mailto:Ashley.Green@mccabetrotter.com); [Jason.Wyman@wbd-us.com](mailto:Jason.Wyman@wbd-us.com); [Theron.Coetzee@mccabetrotter.com](mailto:Theron.Coetzee@mccabetrotter.com); [kwoody@kelleywoody.com](mailto:kwoody@kelleywoody.com); [transcripts@sccourts.org](mailto:transcripts@sccourts.org)  
**Subject:** Transcript Request – Harbor Town Association, Inc. v. Estate of Rajiv Kumar Lakhaney (2024-CP-23-0491)

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Hi Ms. Cendroski:

I hope this finds you well. Pursuant to Rule 607 of the South Carolina Appellate Court Rules, please find attached a completed Transcript Request Form for the October 7, 2025 hearing before Judge Simmons in the above-referenced matter.

Per Rule 607(b), I am contemporaneously providing copies of this request to all parties via cc on this email and to the Office of Court Administration at [transcripts@sccourts.org](mailto:transcripts@sccourts.org).

If you require any additional information or would like a deposit before production, please let me know, and I will provide it promptly. Thank you in advance for your time.

Best regards,  
Boone Aiken IV

**J. Boone Aiken IV**

Associate

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**TRANSCRIPT REQUEST FORM**

Pursuant to Rule 207 and 607 of the South Carolina Appellate Court Rules, the transcribed paper copy is the official record of court proceedings. You may request a transcript by completing this form and emailing it to the Court Reporter/Transcriptionist and to South Carolina Court Administration at [transcripts@sccourts.org](mailto:transcripts@sccourts.org). If WebEx or DCRP were used to capture the record, please indicate below and send the form to [transcripts@sccourts.org](mailto:transcripts@sccourts.org).

Requestor's Information			
<b>Full Name</b> Jefferson Boone Aiken IV	<b>Law Firm/Agency</b> Baker, Donelson, Bearman, Caldwell & Berkowitz, PC	<b>Phone Number</b> (854) 214-5917	
<b>Email Address</b> baiken@bakerdonelson.com		<b>Mailing Address</b> 850 Morrison Drive, Suite 775 Charleston, South Carolina 29403	
<b>Is the requestor a party in the case?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>If no, does the requestor represent a party?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, name of party: Estate of Rajiv Kumar Lakhaney			
Transcript Information			
<b>Docket Number</b> 2024-CP-23-0491	<b>Full Case Caption</b> (i.e. State v. John Doe or John Smith v. Jane Smith) Harbor Town Association, Inc., Plaintiff, v. Rajiv Kumar Lakhaney, Deceased, et. al.		<b>Circuit</b> <input checked="" type="checkbox"/> <b>Family</b> <input type="checkbox"/>
<b>Date(s) of Proceeding</b> October 7, 2025	<b>County</b> Greenville	<b>Appeal pending</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Death Penalty</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Presiding Judge</b> The Honorable Judge Charles B. Simmons, Jr.		<b>Special Circumstances</b> Is the hearing to be transcribed one of the following: <input type="checkbox"/> Termination of parental rights <input type="checkbox"/> Adoption <input type="checkbox"/> Any actions involving child custody/visitation.	
<b>Opposing Counsel(s)</b> (name and email address) Jason D. Wyman ( <a href="mailto:jason.wyman@wbd-us.com">jason.wyman@wbd-us.com</a> ) Ashley Green ( <a href="mailto:Ashley.Green@mccabetrotter.com">Ashley.Green@mccabetrotter.com</a> ) Dean Hayes ( <a href="mailto:Dean.Hayes@mccabetrotter.com">Dean.Hayes@mccabetrotter.com</a> )		<b>Delivery Timeframe</b> (check Rule 607 for current page rates) <input type="checkbox"/> Quote <input type="checkbox"/> Rough Draft <input type="checkbox"/> Overnight delivery <input type="checkbox"/> Daily delivery <input checked="" type="checkbox"/> Expedited delivery (7 days) <b>Due on/before: 11/14/2025</b> <input type="checkbox"/> Regular delivery (60 days)	
<b>Court Reporter(s)</b> Julie A. Cendroski	<input type="checkbox"/> WebEx <input type="checkbox"/> DCRP	<b>Delivery Method</b> (additional fees may apply) <input checked="" type="checkbox"/> PDF / Email <input type="checkbox"/> Hard Copy/Priority Mail (\$50 + shipping) <input type="checkbox"/> PDF & Hard Copy/Priority Mail (\$50 + shipping)	
<b>Portion of proceeding to be transcribed</b> <input checked="" type="checkbox"/> Entire hearing <input type="checkbox"/> Voir dire by juror <input type="checkbox"/> Jury selection <input type="checkbox"/> Plaintiff's opening statement <input type="checkbox"/> Defendant's opening statement <input type="checkbox"/> Plaintiff's closing arguments <input type="checkbox"/> Defendant's closing arguments <input type="checkbox"/> Entire direct examination <input type="checkbox"/> Entire cross examination <input type="checkbox"/> Entire redirect <input type="checkbox"/> Examination of witness (W) by attorney (A) <b>W:</b> _____ <b>A:</b> _____ <input type="checkbox"/> Ruling of the court		<b>Responsible Payor</b> <input checked="" type="checkbox"/> Private / Self <input type="checkbox"/> Court Appointed Counsel <i>Appeals Attorney</i> _____ <i>Email</i> _____ <input type="checkbox"/> Other _____	
<b>Next Hearing Date</b> Not Determined			

**Requestor's Signature:** /s/ J. Boone Aiken, IV **Date:** 11/7/2025  
(Typed name will serve as signature)

**NOTE:** Requests will be processed pursuant to Rule 207 and 607 of the SCACR. Rule 607(h) governs the fees for transcripts, which are not provided for free or at reduced rates to **any** party, regardless of indigent status. Please promptly submit your payment in the method of payment requested, in order for the transcript to be produced. In some cases, a deposit may be required before the transcript can be placed in the production queue. You may also request a quote before deciding to order. **If you need to cancel the transcript request for any** SCCA 800 (03.2023)



**SOUTH CAROLINA  
JUDICIAL BRANCH**

***reason, you are responsible for paying for the pages of the transcript that have already been completed at the time of the cancellation.***

If you are ordering a transcript pursuant to Rule 207(a)(1), SCACR, you must contemporaneously furnish all parties, the Office of Court Administration, and the clerk of the appellate court with copies of all correspondence with the court reporter or transcriptionist.