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Mar 16 2026

SC Court of Appeals

THE STATE OF SOUTH CAROLINA
IN THE COURT OF APPEALS

APPEAL FROM CHARLESTON COUNTY
Court of Common Pleas
Jennifer B. McCoy, Circuit Court Judge

Appellate Case No. 2026-000293
Court of Common Pleas Case No. 2025-CP-10-01435

A Site on Rivers, LLC, and Shelly Leeke Law Firm, LLC, Appellants,

v.

Mashburn Construction Company, Inc.; Plumbing Authority, LLC; Designbuild Mechanical Corporation; Lowcountry Doors & Hardware, Inc.; Collins & Wright, Inc.; Exterior Solutions of Georgia, LLC d/b/a Bone Dry Roofing; B & C Utilities, Inc.; B&C Development, Inc.; Palmetto State Glass, Inc.; Capital Dry Wall, LLC; Air Diagnostics, Inc.; and Thermatech Services, LLC, Defendants,

of which Mashburn Construction Company, Inc. is the Respondent,

AND

Lowcountry Doors & Hardware, Inc., Third-Party Plaintiff,

v.

Global Installation Contracting of Charleston, LLC d/b/a Global Installation Contracting, LLC, Third-Party Defendant.

**RESPONDENT'S RETURN TO APPELLANTS' MOTION FOR EXTENSION OF TIME
TO ORDER TRANSCRIPT**

Respondent Mashburn Construction Company, Inc. (“Mashburn”) respectfully submits this Return in opposition to Appellants’ Motion for Extension of Time to Order the Transcript and requests that the motion be denied and the appeal dismissed for failure to comply with the South Carolina Appellate Court Rules. Specifically, Appellants (1) failed to timely order the transcript as required by the applicable rules; (2) when they eventually made a transcript request, failed to request the transcript of the hearing that ultimately resolved Mashburn’s motion; (3) failed to simultaneously submit the required filing fee with their Motion for Extension of Time to Request the Transcript; and (4) failed to demonstrate any good cause warranting the requested extension.

Rule 207(a)(1), SCACR, requires an appellant to order the transcript of the entire proceedings below within ten (10) days after the date of service of the notice of appeal. Specifically, it states, in relevant part:

Where a transcript of the proceeding must be prepared by the court reporter, appellant shall, within the time provided for ordering the transcript, make satisfactory arrangements (including agreement regarding payment for the transcript), in writing with the court reporter for furnishing the transcript. In appeals from the court of common pleas, . . . **the transcript must be ordered within ten (10) days after the date of service of the notice of appeal** Appellant shall 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. The court reporter must acknowledge receipt of the request by responding to the appellant within five business days. Where required by paragraph (a)(7) and by Order of the Supreme Court, copies of all correspondence must also be provided by electronic means. **Unless the parties otherwise agree in writing, appellant must order a transcript of the entire proceedings below.**

Rule 207(a)(1), SCACR (emphasis added).

Appellants failed to comply with these requirements. Appellants served their Notice of Appeal on Respondent on February 9, 2026. **Exhibit A.** Accordingly, pursuant to Rule 207(a)(1), SCACR, Appellants were required to order the transcript of the entire proceedings below no later

than February 19, 2026. On February 24, 2026, the Clerk of the Court of Appeals notified Appellants that the time for ordering the transcript had expired. **Exhibit B.** The Clerk's letter required Appellants, within ten (10) days, to file proof showing that the transcript had been timely ordered pursuant to Rule 207 or, if it had not been timely ordered, to file a motion requesting permission to order the transcript outside the Rule 207 deadline. *Id.*

Appellants did not provide proof that the transcript had been timely ordered. Instead, they sent a transcript request letter to the court reporter dated March 6, 2026, well after the Rule 207 deadline had expired. **Exhibit C.** The Clerk's February 24 letter did not permit Appellants to cure their failure by belatedly requesting the transcript after the deadline. Rather, it required proof that the transcript had already been timely ordered or a properly supported motion seeking leave of the Court to proceed beyond the deadline set forth in Rule 207.

On March 6, 2026, Appellants filed their Motion for Extension of Time to Request the Transcript without the required \$50.00 filing fee, further demonstrating their failure to comply with the appellate rules. *See* Rule 240(d), SCACR ("The motion or petition filed with the appellate court shall be accompanied by the filing fee set by order of the Supreme Court."). On March 9, 2026, the Clerk notified Appellants that their motion was deficient because the filing fee had not been submitted and directed that the deficiency be corrected within ten (10) days or the filing would not be considered. **Exhibit D.** Although Appellants later notified the Court of Appeals on March 13, 2026, that a check for the filing fee was enclosed with a letter dated March 13, 2026, their failure to comply with Rule 240(d) further reflects their continued disregard of the South Carolina Appellate Court Rules in prosecuting this appeal.

Further demonstrating why Appellants' Motion for Extension of Time to Request Transcript should be denied, Appellants requested a transcript *only* for the hearing held on

September 25, 2025. **Exhibit C.** However, that hearing did not resolve the issues raised in Mashburn's Motion to Dismiss, or in the Alternative, Stay and Compel Arbitration, which is the subject matter of this appeal. Instead, the September 25 hearing was continued after Plaintiffs' counsel indicated they would consult with their clients regarding the motion. The motion was subsequently heard on November 5, 2025, yet Appellants did not request the transcript of that hearing. *Id.*; **Exhibit E.** The parties never agreed to limit the transcript request to less than the entire proceedings below. Accordingly, Appellants' actions demonstrate repeated noncompliance with the procedural requirements governing transcript requests under the South Carolina Appellate Court Rules.

Lastly, Appellants have not demonstrated good cause for the requested extension. Their motion offers no explanation for their failure to comply with Rule 207 and identifies no facts showing diligence or circumstances warranting relief from the rule's deadline. Appellants do not explain their delay or identify any circumstances beyond their control that prevented timely compliance. Instead, they merely state that they received the Clerk's February 24, 2026, letter and now seek permission to order the transcript outside the time limits prescribed by Rule 207 so the appeal may proceed. Thus, Appellants' motion rests on their own lack of diligence rather than any legitimate impediment to compliance. That lack of diligence is further reflected by their failure to submit the required filing fee with their motion when originally filed, requiring a reminder from the Clerk, and by their failure to request the transcript of the proper hearing and full proceedings below.

For these reasons, Respondent Mashburn Construction Company, Inc. respectfully requests that this Court deny Appellants' Motion for Extension of Time to Order the Transcript and dismiss the appeal.

/s/ Taylor B. Ambrosius
James A. Bruorton, IV (SC Bar # 71300)
Taylor B. Ambrosius (SC Bar # 105933)
ROSEN HAGOOD, LLC
40 Calhoun Street, Suite 450
Charleston, SC 29401
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ATTORNEYS FOR RESPONDENT

March 16, 2026
Charleston, South Carolina



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SC Court of Appeals

THE STATE OF SOUTH CAROLINA
In The Court of Appeals

APPEAL FROM CHARLESTON COUNTY COURT OF COMMON PLEAS

Jennifer B. McCoy, Circuit Court Judge

A Site on Rivers, LLC and Shelly Leeke Law Firm, LLC,

Appellant,

v.

Mashburn Construction Company, Inc.; Plumbing Authority, LLC; Designbuild Mechanical Corporation; Lowcountry Doors & Hardware, Inc.; Collins & Wright, Inc.; Exterior Solutions of Georgia, LLC D/B/A Bone Dry Roofing; B & C Utilities, Inc.; B & C Development, Inc.; Palmetto State Glass, Inc.; And Pleasant Places, Inc.,

Of which Mashburn Construction Company, Inc. is the Respondent.

PROOF OF SERVICE

The undersigned herby certifies that on February 9, 2026, a copy of Appellants A Site on Rivers, LLC and Shelly Leeke Law Firm, LLC's Notice of Appeal was served on counsel of record via email containing the above-referenced document to counsels' individual AIS email addresses as follows:

James Atkinson Bruorton, IV, Esq. (S.C. Bar No. 71300)
Taylor B. Ambrosius, Esq. (S.C. Bar No. 105933)
Rosen Hagood LLC
40 Calhoun Street, Suite 450
Charleston, SC 29401
cbruorton@rosenhagood.com
tambrosius@rosenhagood.com

Attorneys for Respondent Mashburn Construction Company, Inc.

[signature page to follow]

s/Amanda M. Blundy
Amanda M. Blundy (S.C. Bar No. 73069)
English H. Maul (S.C. Bar No. 104321)
Blundy Law Firm, LLC
297 Seven Farms Drive, Suite 200
Charleston, SC 29492
(843) 867-6050
ablundy@blundylawfirm.com
emaull@blundylawfirm.com

*Attorneys for Appellants A Site on Rivers,
LLC and Shelly Leeke Law Firm, LLC*

February 9, 2026
Charleston, South Carolina



The South Carolina Court of Appeals

JENNY ABBOTT KITCHINGS
CLERK

CATHERINE S. HARRISON
CHIEF DEPUTY CLERK

POST OFFICE BOX 11629
COLUMBIA, SOUTH CAROLINA 29211
1220 SENATE STREET
COLUMBIA, SOUTH CAROLINA 29201
TELEPHONE: (803) 734-1890
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February 24, 2026

Ms. Amanda Morgan Blundy, Esquire
297 Seven Farms Drive
Suite 200
Charleston SC 29492

Ms. English Hanahan Maull, Esquire
297 Seven Farms Drive
Suite 200
Charleston SC 29492

Re: A Site on Rivers, LLC v. Mashburn Construction Company, Inc.
Appellate Case No. 2026-000293

Dear Counsel:

Our records reflect that the time for ordering the transcript has expired. Within ten days of the date of this letter, you must file a copy of the letter showing that you have timely ordered the transcript from the court reporter. If you have not timely ordered the transcript, you must serve and file a motion requesting permission to order the transcript outside of the filing deadlines set by Rule 207 of the SCACR, along with a copy of your letter addressed to the court reporter.

Be sure to copy the Court, the Office of Court Administration and opposing counsel with all correspondence concerning the transcript. The address for Court Administration is as follows:

South Carolina Office of Court Administration

1220 Senate Street, Suite 200
Columbia, SC 29201

You must advise the Court of the status of the transcript within ten (10) days of the date of this letter, or your appeal will be dismissed.

Very truly yours,

A handwritten signature in blue ink that reads "Jasmine D. Smith, Deputy". The signature is written in a cursive style.

CLERK

cc: Taylor Barbara Ambrosius, Esquire
James Atkinson Bruorton, IV, Esquire



Amanda M. Blundy
ablundy@blundylawfirm.com
843.867.6050

March 6, 2026

Sent Via Electronic Mail Only

Caressa Johnson
c/o South Carolina Office of Court Administration
1220 Senate Street, Suite 200
Columbia, SC 29201
transcripts@sccourts.org

RE: A Site on Rivers, LLC, et al. v. Mashburn Construction Company, Inc., et al.
Civil Action No: 2025-CP-10-01435

Dear Counsel:

On September 25, 2025, the above case was heard before the Honorable Jennifer B. McCoy, Circuit Court Judge, in Charleston County. My records indicate that you were the court reporter for this case.

I request that you provide me with a transcript of the proceedings. Please transcribe the entire record. I agree to pay the per page charge for this transcript as provided by Rule 607, SCACR. Enclosed herewith is the transcript Request form. Should you have any questions or require any additional information regarding this matter, please feel free to contact me.

Sincerely,

s/ Amanda M. Blundy
Amanda M Blundy (SC Bar No. 73069)
English H. Maull (SC Bar No. 104321)
Blundy Law Firm, LLC
297 Seven Farms Drive, Suite 200
Charleston, SC 29492
Telephone: (843) 867-6050
ablundy@blundylawfirm.com
emaull@blundylawfirm.com

*Attorneys for Appellants A Site on Rivers, LLC
and Shelly Leeke Law Firm, LLC*

Enclosures

cc: James A. Bruorton, Esquire
Taylor B. Ambrosius, Esquire
Clark, Court of Appeals (ctappfilings@sccourts.org)

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. If WebEx or DCRP were used to capture the record, please indicate below and send the form to transcripts@sccourts.org.

Requestor's Information			
Full Name English Maul	Law Firm/Agency Blundy Law Firm, LLC	Phone Number 843.867.60.50	
Email Address emmaul@blundylawfirm.com		Mailing Address 297 Seven Farms Drive, Suite 200, Charleston, SC 29492	
Is the requestor a party in the case? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If no, does the requestor represent a party? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, name of party A Site on Rivers, LLC and Shelly Leeke Law Firm, LLC			
Transcript Information			
Docket Number 2025-CP-10-0435	Full Case Caption (i.e. State v. John Doe or John Smith v. Jane Smith) A Site on Rivers, LLC and Shelly Leeke Law Firm, LLC v. Mashburn Construction, Inc., et al.		Circuit <input checked="" type="checkbox"/> Family <input type="checkbox"/>
Date(s) of Proceeding September 25, 2025	County Charleston	Appeal pending <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Death Penalty <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Presiding Judge Honorable Jennifer B. McCoy		Special Circumstances 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.	
Opposing Counsel(s) (name and email address) Mr. James Atkinson Bruorton, IV, Esq. cbruorton@rosenhagood.com			
Court Reporter(s) Caressa Johnson		<input type="checkbox"/> WebEx <input checked="" type="checkbox"/> DCRP	
Portion of proceeding to be transcribed <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) W: _____ A: _____ <input type="checkbox"/> Ruling of the court		Delivery Timeframe <i>(check Rule 607 for current page rates)</i> <input type="checkbox"/> Quote <input type="checkbox"/> Rough Draft <input type="checkbox"/> Overnight delivery <input type="checkbox"/> Daily delivery <input type="checkbox"/> Expedited delivery (7 days) Due on/before: _____ <input checked="" type="checkbox"/> Regular delivery (60 days)	
		Delivery Method <i>(additional fees may apply)</i> <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)	
		Responsible Payor <input type="checkbox"/> Private / Self <input type="checkbox"/> Court Appointed Counsel <i>Appeals Attorney</i> _____ <i>Email</i> _____ <input type="checkbox"/> Other _____	
Next Hearing Date _____			

Requestor's Signature: English Maul _____ **Date:** March 6, 2026 _____
(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 reason, you are responsible for paying for the pages of the transcript that have already been completed at the time of the cancellation.**



**SOUTH CAROLINA
JUDICIAL BRANCH**

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.

From: Winter McKee wmckee@blundylawfirm.com 
Subject: A Site On Rivers LLC, et al v. Plumbing Authority LLC, et al. Case No.: 2025-CP-10-01435
Date: March 6, 2026 at 11:58 AM
To: transcripts@sccourts.org, ctappfilings@sccourts.org
Cc: Amanda Blundy Ablundy@blundylawfirm.com, English Maull emaul@blundylawfirm.com, Gabbie Toledo gtoledo@blundylawfirm.com, Blundy Support support@blundylawfirm.com, cbruorton@rosenhagood.com, tambrosius@rosenhagood.com, seschenbrenner@rosenhagood.com, jmcdonald@rosenhagood.com

Good afternoon,

I hope you are well. Please see attached below, correspondence and the Transcript Request Form (SCCA800) from Amanda M. Blundy, Esq. with regard to the above-captioned matter. Should you require anything else, please do not hesitate to contact our office.

Sincerely,
Winter McKee, Paralegal
Blundy Law Firm, LLC
297 Seven Farms Drive, Suite 200
Charleston, SC 29492
wmckee@blundylawfirm.com
(843) 867-6050
Blundylawfirm.com



Amanda M. Blundy
ablundy@blundylawfirm.com
843.867.6050

March 6, 2026

Sent Via Electronic Mail Only
Caressa Johnson
c/o South Carolina Office of Court Administration
1220 Senate Street Suite 200



The South Carolina Court of Appeals

JENNY ABBOTT KITCHINGS
CLERK

CATHERINE S. HARRISON
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March 9, 2026

Ms. Amanda Morgan Blundy, Esquire
297 Seven Farms Drive
Suite 200
Charleston SC 29492

Ms. English Hanahan Maull, Esquire
297 Seven Farms Drive
Suite 200
Charleston SC 29492

Re: A Site on Rivers, LLC v. Mashburn Construction Company, Inc.
Appellate Case No. 2026-000293

Dear Counsel:

Upon reviewing your motion for extension of time to order the transcript, the following deficiency has been noted under the South Carolina Appellate Court Rules (SCACR), and any deficiency must be corrected within ten (10) days of the date of this letter or your filing will not be considered:




- The required filing fee has not been submitted. The correct filing fee is \$50.00.

Very truly yours,

Jasmine D. Smith, Deputy
CLERK


cc: Taylor Barbara Ambrosius, Esquire
James Atkinson Bruorton, IV, Esquire

Motion "MDISMS-Motion/Dismiss or Stay and Compel" for Case "2025CP1001435- A Site On Rivers Llc , plaintiff, et al VS Plumbing Authority Llc , defendant, et al" was added to a Motions Roster for 11/5/2025 at 2:30 PM

 cpas@charlestoncounty.org
To  Taylor Ambrosius
Cc  CPDocket@charlestoncounty.org

 Reply  Reply All  Forward  

Tue 10/7/2025 3:04 PM

 We removed extra line breaks from this message.

Motion(s) on the above referenced case will be heard by the Honorable Judge Jennifer McCoy, on the above specified date and time. This hearing will be held In-Person at the Charleston County Judicial Center. Please check the television screens, located in the lobby of the Courthouse, for Judge McCoy's Courtroom assignment.

Supporting memos and briefs are to be filed with the Clerk's Office, one week prior to your scheduled hearing. Please ensure that the time requested on your Motion Coversheet is accurate. Minors must be present for settlement hearings.

For questions, please contact Joy Johnson at (843) 958-5049 or jsjohnson@charlestoncounty.org



THE STATE OF SOUTH CAROLINA
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APPEAL FROM CHARLESTON COUNTY
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Jennifer B. McCoy, Circuit Court Judge

Appellate Case No. 2026-000293
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A Site on Rivers, LLC, and Shelly Leeke Law Firm, LLC, Appellants,

v.

Mashburn Construction Company, Inc.; Plumbing Authority, LLC; Designbuild Mechanical Corporation; Lowcountry Doors & Hardware, Inc.; Collins & Wright, Inc.; Exterior Solutions of Georgia, LLC d/b/a Bone Dry Roofing; B & C Utilities, Inc.; B&C Development, Inc.; Palmetto State Glass, Inc.; Capital Dry Wall, LLC; Air Diagnostics, Inc.; and Thermatech Services, LLC, Defendants,

of which Mashburn Construction Company, Inc. is the Respondent,

AND

Lowcountry Doors & Hardware, Inc., Third-Party Plaintiff,

v.

Global Installation Contracting of Charleston, LLC d/b/a Global Installation Contracting, LLC, Third-Party Defendant.

PROOF OF SERVICE

The undersigned hereby certifies that on March 16, 2026, a copy of Respondent Mashburn Construction Company, Inc.'s Return to Appellants' Motion for Extension of Time to Order the

Transcript was served on counsel of record via email to counsels' individual AIS email addresses
as follows:

Amanda M. Blundy (S.C. Bar No. 73069)
English H. Maul (S.C. Bar No. 104321)
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Attorneys for Appellants A Site on Rivers, LLC and Shelly Leeke Law Firm, LLC

/s/ Taylor B. Ambrosius
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ATTORNEYS FOR RESPONDENT

March 16, 2026
Charleston, South Carolina