

The South Carolina Court of Appeals

Portside at Grande Dunes, LLC, Appellant,

v.

CPF Grace Management, LLC, CPF Living Communities
II - Myrtle Beach, LLC, and Grace Management, Inc.,
Respondents.

Appellate Case No. 2026-000709

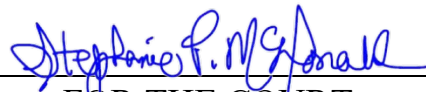
ORDER

On March 12, 2026, Alan P. Woodruff filed a notice of appeal on behalf of Portside at Grande Dunes, LLC.¹ On March 23, 2026, this court sent a letter to Woodruff explaining that "[a] corporate entity must be represented by an attorney licensed to practice law in South Carolina." *See Renaissance Enters. v. Summit Teleservices, Inc.*, 334 S.C. 649, 653, 515 S.E.2d 257, 259 (1999) (holding "a corporation may appear *pro se* only in magistrate's court"). The letter stated that the appeal would be dismissed in ten days unless a South Carolina licensed attorney makes an appearance. On March 30, 2026, Woodruff filed a "motion to direct clerk to accept pleadings," explaining the circuit court dismissed the case because Portside could not be represented by an attorney not admitted to practice law in South Carolina, and that he intends to present as an issue on appeal whether a limited liability company that has only one member, who is an attorney, can be represented by its member. According to Woodruff, *Renaissance Enterprises* is not controlling here and the corporate structure at issue in *Renaissance* differs sharply from Portside's corporate structure. After careful consideration, we deny Woodruff's "motion to direct clerk to accept pleadings." *See In re Duncan*, 83 S.C.

¹ Woodruff is not licensed to practice law in South Carolina. Woodruff represents that he holds a J.D. from Florida State University and an LL.M in taxation from the University of Washington. He further represents he is "retired from general practice," but "he has been admitted to practice in multiple states—Florida, New Mexico, and Tennessee."

186, 189, 65 S.E. 210, 211 (1909) (explaining the practice of law includes "preparation of pleadings, and other papers incident to actions and special proceedings, and the management of such actions and proceedings on behalf of clients before judges and courts, and, in addition, conveyancing, the preparation of legal instruments of all kinds, and, in general, all advice to clients, and all action taken for them in matters connected with the law"); *Renaissance Enters.*, 334 S.C. at 653, 515 S.E.2d at 259 (holding "a corporation may appear *pro se* only in magistrate's court"); *Brown v. Coe*, 365 S.C. 137, 142, 616 S.E.2d 705, 708 (2005) (explaining "the filing of a notice of appeal on behalf of the estate and preparation of briefs that will be required to further perfect this appeal clearly constitute the practice of law as defined by this Court" and the administratrix of the estate, who was not a lawyer, may not take those actions on behalf of the estate); *In re Easler*, 275 S.C. 400, 401, 272 S.E.2d 32, 32 (1980) (holding the preparation of a deed for another individual, having the deed executed, and filing the deed, without the approval of a licensed attorney, constitutes the unauthorized practice of law); *State v. Buyers Service Co., Inc.*, 292 S.C. 426, 432, 357 S.E.2d 15, 18 (1987) (holding the preparation of deeds, mortgages, notes, and other legal instruments related to mortgage loans and transfers of real property by a commercial title company constitutes the unauthorized practice of law); *State v. Despain*, 319 S.C. 317, 320, 460 S.E.2d 576, 578 (1995) (holding "the preparation of legal documents for others to present in family court constitutes the practice of law when such preparation involves the giving of advice, consultation, explanation, or recommendation on matters of law" and "instructing other individuals in the manner in which to prepare and execute such documents is also the practice of law"); *Roberts v. LaConey*, 375 S.C. 97, 104, 650 S.E.2d 474, 477 (2007) (discussing the unauthorized practice of law in the context of a nonlawyer acting on behalf of a judgment holder in the collection of a debt).

Within ten days of the date of this order, an attorney licensed to practice law in South Carolina must file a notice of appearance on behalf of Portside. If an attorney licensed to practice law in South Carolina does not file a notice of appearance on behalf of Portside within ten days, this court will dismiss the appeal.



J.

FOR THE COURT

Columbia, South Carolina

cc:

Portside at Grande Dunes, LLC

Alan P. Woodruff

Stephanie Gillis Besselievre, Esquire

Carter R. Massingill, Esquire

FILED
Apr 29 2026