

THE STATE OF SOUTH CAROLINA  
In the Court of Appeals

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APPEAL FROM CHARLESTON COUNTY  
Court of Common Pleas

R. Markley Dennis, Jr., Circuit Court Judge

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Circuit Case No. 2012-CP-10-3857

Appellate Case No. 2014-002766

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Shipwatch Condominium Association, Inc., .....Appellant,

v.

Carolina Concrete Systems, Inc.; Sisroy Engineering, LLC; Robert G. Sisroy,  
individually; Terrence J. McKelvey; Glasgow Roofing, Inc.; GlassTec, Inc.;  
Spectec, Inc.; Sonneborn, Inc.; Chimney Sweeps, Inc.; Low Country Chimneys, Inc.;  
EFCO Corp.; W.C. Johnston Architectural Sales, Inc.; Charleston Glass Company, Inc.;  
First Exteriors, LLC; Acrocrete, Inc.; BASF Corp.; Gary Freeman Architect, Inc.; Gary  
Freeman, individually, .....Defendants,

Of Whom Carolina Concrete Systems, Inc.; Sisroy Engineering, LLC; Robert G. Sisroy,  
individually; Terrence J. McKelvey; Glasgow Roofing, Inc.; GlassTec, Inc.;  
Sonneborn, Inc.; EFCO Corp.; W.C. Johnston Architectural Sales, Inc.; Charleston Glass  
Company, Inc.; First Exteriors, LLC; Acrocrete, Inc.; BASF Corp.; Gary Freeman Architect, Inc.;  
Gary Freeman, individually,.....are Respondents.

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**APPELLANT'S REPLY BRIEF**

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R. Patrick Flynn  
Christopher M. Ramsey  
ROBERTSON HOLLINGSWORTH & FLYNN  
177 Meeting Street, Suite 300  
Charleston, South Carolina 29401  
Phone: 843-723-6470  
Attorneys for Appellant

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In its Initial Brief filed on April 2, 2015<sup>1</sup>, Respondent Carolina Concrete Systems, Inc. (“CCS”) asserts that Appellant is seeking damages for defects during the original construction of the Shipwatch condominiums in the 1980's. Respondent CCS's Initial Brief at 2-3. However, as indicated in its Initial Brief filed on March 2, 2015, Appellant did not sue any parties involved in the original design and construction of Shipwatch in the 1980's, and Appellant does not allege that the Respondents performed any of that original construction or design work in the 1980's.

Instead, Appellant brought the underlying action against CCS and the other Respondents for defects, deficiencies, and damages relating to the repairs and renovation work that CCS and the other Respondents performed from 2002-2012. In its Initial Brief, CCS contends that the 2013-2015 repairs to the Project were not necessitated by the 2002-2012 repair work, but instead relate to defects in the original 1980's construction. Of course, that is a question of causation for the jury, is not an appropriate basis for summary judgment, and does not provide support for the statute of limitations argument asserted by CCS and the other Respondents.

Specifically, CCS argues that Appellant knew about water intrusion and alleged construction defects more than three years before commencing this litigation. Id. at 3. A plain reading of the minutes and other documentation offered by CCS shows that Appellant was aware of the aged and failing condition of the original 1980's construction. Id. Indeed, knowledge of those issues were the reason why CCS and the other Respondents were hired to perform repairs at Shipwatch from 2002-2012. Knowledge of the aged and failing condition of the 1980's original construction elements cannot be the basis for notice of defects and deficiencies in the repairs performed by CCS and the other Respondents. Those issues were not known until Appellant's consulting engineer SKA issued its report on April 5, 2012, and the underlying lawsuit was filed within 90 days after that report.

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<sup>1</sup> Respondent's brief was filed on April 2, 2015 but a copy of the brief was not received by Appellant until April 15, 2015. This Reply Brief is being submitted within 10 days after receipt.

Respondent CCS is essentially arguing that a claimant who takes action to correct issues with aged and failing original construction would have only three years from that action to bring a lawsuit against any contractor who subsequently performs defective repairs. Carried to its logical conclusion, Respondent CCS would have the Court conclude that a claimant's Statute of Limitations could run as to a repair contractor before that repair contractor has even performed work, and certainly before a claimant knew or reasonably should have known of defects in the repair contractor's work.

Respondent CCS's position is inconsistent with the discovery rule as set forth in Appellant's Initial Brief. Initial Brief of Appellant, at pp. 11-12. There is simply no basis upon which to conclude that summary judgment was appropriate for any part of CCS's defenses to this defect claim, and certainly no basis for the partial summary judgment granted by the lower court as to the statute of limitations.

For the foregoing reasons, the lower court's order granting partial summary judgment to the Respondents must be reversed, with instructions to allow the Appellant's claims to be submitted to the jury.

Respectfully Submitted,

ROBERTSON HOLLINGSWORTH & FLYNN  
177 Meeting St., Suite 300  
Charleston, South Carolina 29401  
(843) 723-6470

By: 

R. Patrick Flynn  
Christopher M. Ramsey

**Attorneys for Appellants**

Charleston, South Carolina  
April 24, 2015

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Gary Freeman Architect, Inc.; Gary Freeman, individually,

Of Whom, Carolina Concrete Systems, Inc.; Sisroy Engineering, LLC; Robert G. Sisroy,  
individually; Terrence J. McKelvey; Glasgow Roofing, Inc.; GlassTec, Inc.; Sonneborn, Inc.;  
EFCO Corp.; W.C. Johnston Architectural Sales, Inc.; Charleston Glass Company, Inc.; First  
Exteriors, LLC; Acrocrete, Inc.; BASF Corp.; Gary Freeman Architect, Inc.; Gary Freeman,  
individually, are,

..... Respondents.

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CERTIFICATE OF SERVICE

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I, Frances Klotsch, an employee of Robertson Hollingsworth & Flynn, hereby certify that I have served parties in this action with a copy of the following document(s) via U.S. Mail as follows.

- **APPELLANT’S REPLY BRIEF**

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**SC Court of Appeals**

Erin D. Dean, Esquire  
Stacey P. Canaday, Esquire  
Tupper, Grimsley & Dean, P.A.  
P.O. Box 2055  
Beaufort, SC 29901  
(P) 843-524-1116  
**ATTORNEYS FOR GLASSTEC, INC.**

Paul Sperry, Esquire  
Tyler P. Winton, Esquire  
Carlock, Copeland & Stair, LLP  
40 Calhoun St., Suite 400  
Charleston, SC 29401  
(P) 843-266-8237  
**ATTORNEYS FOR SISNROY ENGINEERING, LLC AND  
ROBERT G. SISNROY, INDIVIDUALLY**

James H. Elliott, Jr., Esquire  
Richardson Plowden & Robinson, P.A.  
40 Calhoun St., Suite 220  
Charleston, SC 29401  
(P) 843-805-6550  
**AND**  
J.J. Anderson, Esquire  
Danielle Wegener, Esquire  
Anderson, Reynolds & Stephens, LLC  
37 ½ Broad Street  
Charleston, SC 29401  
(P) 843 723-0185  
**ATTORNEYS FOR FIRST EXTERIORS, LLC**

David S. Cobb, Esquire  
Turner Padgett Graham & Laney, PA  
P.O. Box 22129  
Charleston, SC 29401  
(P) 843-576-2800  
**ATTORNEYS FOR CAROLINA CONCRETE SYSTEMS, INC.**

David A. Root, Esquire  
Kernodle Root & Coleman  
914 Golly Road, Suite 2  
Charleston, SC 29412  
(P) 843-795-7800  
**ATTORNEY FOR BASF AND SONNEBORN**

R. Britton Kelly, Esquire  
Rosen, Rosen & Hagood  
P.O. Box 893  
Charleston, SC 29402  
(P) 843-577-6726  
**ATTORNEY FOR EFCO CORP. AND W.C. JOHNSTON  
ARCHITECTURAL SALES, INC.**

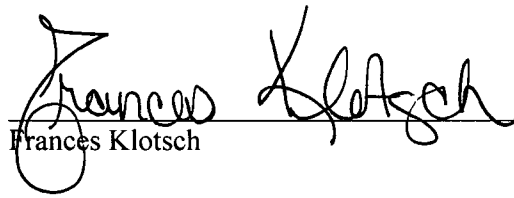
K. Michael Barfield, Esquire  
Barnwell Whaley Patterson & Helms  
P.O. Drawer H  
Charleston, SC 29402  
(P) 577-7700  
**ATTORNEY FOR GARY FREEMAN, ARCHITECT AND  
GARY FREEMAN, INDIVIDUALLY**

Samia Nettles, Esquire  
Richardson Plowden & Robinson, P.A.  
40 Calhoun St., Suite 220  
Charleston, SC 29401  
(P) 843-805-6550  
and  
L. Dean Best, Esquire  
P.O. Box 13466  
Charleston, SC 29422  
(P) 843-793-4744  
(F) 843-793-4278  
**ATTORNEYS FOR GLASGOW ROOFING**

Amanda R. Maybank, Esquire  
Marshall A. Earhart, Esquire  
Maybank Law Firm, LLC  
P.O. Box 12579  
Charleston, SC 29422  
(P) 843-766-8101  
**ATTORNEYS FOR CHARLESTON GLASS COMPANY, INC.**

Greg Horton, Esquire  
Ryan Gilseman, Esquire  
Adriane Belton, Esquire  
Womble Carlyle  
5 Exchange Street  
Charleston, SC 29401  
(P) 843-722-3400  
**ATTORNEYS FOR ACROCRETE, INC.**

Terrence McKelvey  
1084 Winslow Drive  
Charleston, SC 29412  
(P) 843-559-5074  
**PRO SE DEFENDANT**

  
\_\_\_\_\_  
Frances Klotsch

April 27, 2015

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ROBERTSON HOLLINGSWORTH & FLYNN, LLC

ATTORNEYS AT LAW

177 MEETING STREET, SUITE 300  
CHARLESTON, SOUTH CAROLINA 29401

(843) 723-6470 • Fax (843) 853-9045

Email: [info@roblaw.net](mailto:info@roblaw.net)

[www.rhflawfirm.com](http://www.rhflawfirm.com)

Dunn D. Hollingsworth  
R. Patrick Flynn  
Theodore L. Manos  
Paul R. Rahn  
Robert J. Cardillo (SC, IL, MI)  
Michael E. Wright  
Christopher M. Ramsey (SC, GA)  
S. Wallace Carnwath, III (SC, NC)

Claron A. Robertson  
Of Counsel

April 27, 2015

South Carolina Court of Appeals  
Clerk of Court  
1220 Senate St.  
Columbia, South Carolina 29201

Re: Shipwatch Condominium Association, Inc. vs. Carolina Concrete Systems, et al  
Appellate Court No. 2014-002766

Dear Sir or Madam:

Enclosed please find the original and seven (6) copies of the Appellant's Reply Brief in the above-referenced matter. By copy of this letter, I am serving the same upon all counsel of record.

I have also enclosed a self-addressed, postage-paid envelope and request that you return one file stamped copy to me at your convenience.

If you have any questions or require any additional information, please do not hesitate to contact me.

Sincerely,



Frances Klotsch

Legal Assistant to R. Patrick Flynn

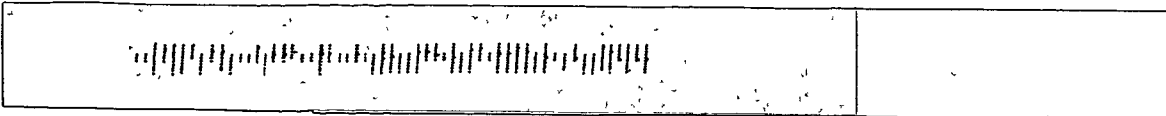
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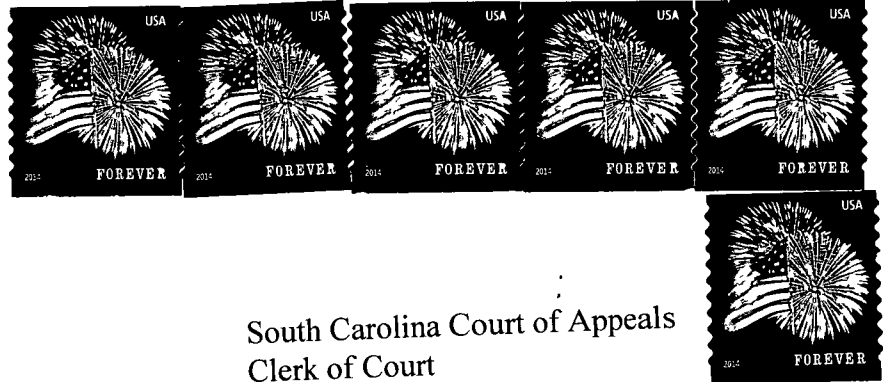
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Enclosures

cc: All Counsel of Record (via US Mail)



Charleston SC 294  
TUE 18 APR 2015 PM

**ROBERTSON HOLLINGSWORTH & FLYNN, LLC**  
ATTORNEYS AT LAW  
177 MEETING STREET, SUITE 300  
CHARLESTON, SOUTH CAROLINA 29401



South Carolina Court of Appeals  
Clerk of Court  
1220 Senate St.  
Columbia, South Carolina 29201