

THE STATE OF SOUTH CAROLINA  
In The Court of Appeals

APPEAL FROM BEAUFORT COUNTY  
Court of Common Pleas

Brooks P. Goldsmith, Circuit Court Judge

Appellate Case No. 2016-000247

**RECEIVED**

**JUL 27 2016**

**SC Court of Appeals**

Lake Estates Property Owners Association, Inc.,.....Appellant,

v.

Lake Estates, LLC; Estate Builders, Inc.; Estate Home Builders, LLC; Arkiteknic, Inc.; David Sladek Engineering Company; Jenkins Plumbing Company, LC; American Paving Design, LLC; American Paving Design, Inc.; Miller Construction of the Low Country, Inc.; Whitaker Laboratory, Inc.; Heritage Plastering & Stucco, LLC; CMC Steel Works, Inc., Savannah Hardscapes, Inc., Superior Heating & Air, Inc., Michael Stoghill d/b/a Advanced Residential Plumbing; Warren Flick Associates, LLC; Warren Flick; Russell Miller; Russell Miller, Jr.; and Robert Miller

Of Whom Lake Estates, LLC; Estate Builders, Inc.; and  
Miller Construction of the Low Country, Inc.; are.....Respondents.

**DESIGNATION OF MATTER TO BE INCLUDED IN THE RECORD ON APPEAL**

1. Trial courts order granting directed verdict on January 13, 2016 and denial of two motions to reconsider on January 13<sup>th</sup> and 14<sup>th</sup>, 2016. (Trial Tr. 563-571, 722, 813-21)
2. Jury Verdict on January 14, 2016 (Trial Tr. 921)
3. Trial transcript pp. TT pp. 262-306; 352-384; 401; 403; 415-436; 458-460; 462-463; 470-500; 563-571; 583-584; 586; 598-600; 605-609; 616-617; 625-627; 643-644; 649; 665-666: 701; 703; 719; 722; 737-739; 755-758; 760-761; 765-766; 778; 780; 783-785; 790-791; 810-811; 813-821; 921

I certify that this designation contains no matter which is irrelevant to this appeal.

Respectfully submitted,  
SPEIGHTS & RUNYAN .

By: Andrew S. Platte  
Andrew S. Platte (Bar No. 77801)  
C. Alan Runyan (Bar No. 4837)  
A. G. Solomons III (Bar No. 68291)  
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ATTORNEYS FOR APPELLANT

Date: July 26, 2016

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Of Whom Lake Estates, LLC; Estate Builders, Inc.; Miller Construction of the Low Country, Inc.; Warren Flick, and Russell Miller are.....Respondents.

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PROOF OF SERVICE

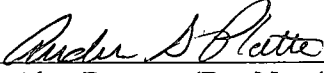
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This is to certify that Appellant Lake Estates Property Owners Association, Inc.'s *Designation of Matter to be Included in the Record on Appeal* was served on Respondents in the above-referenced case by placing a copy of said document in the United States Mail on this the 26th day of July, 2016, addressed as follows:

W. James Flynn, Esquire  
Goodman, McGuffey, Lindsey & Johnson, LLP  
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July 26, 2016

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SC Court of Appeals

*Via UPS*

The Honorable Jenny Abbott Kitchings  
Clerk of Court, South Carolina Court of Appeals  
1220 Senate Street  
Columbia, SC 29201

RE: *Lake Estates Property Owners Association, Inc., v. Lake Estates, LLC;*  
*Appellate Case No. 2016-000247*

Dear Ms. Kitchings:

With regard to the above subject matter, enclosed for filing with the Court, please find the originals of the following:

1. Appellant's Initial Brief and Proof of Service
2. Appellant's Designation of Matter to be Included in the Record On Appeal and Proof of Service;

We have also included extra copies of the Initial Brief, Designation of Matter and Proofs of Service and appreciate you returning these copies, filed-stamped, to me in the envelope provided for your convenience. Should you have any questions, please do not hesitate to contact me at your earliest convenience.

Sincerely,



Andrew S. Platte

Enclosure(s)

cc: W. James Flynn, Esquire  
O. Edworth Liipfert, III, Esquire  
Theodore L. Manos, Esquire