

This is a 'transcript' taken from an audio recording I made during the 'special referee' meeting in the case of the Ashford Subdivision Homowoners' Association, Inc and myself that was held on the 21<sup>st</sup> of August, 2019 at 2 pm in the law office of Bellamy, Rutenberg, Copeland, Epps, Gravely & Bowers, located at 1000 29<sup>th</sup> Avenue North, Myrtle Beach, South Carolina.

I apologize for the poor quality of the recording (a MP4 file can be provide if ask for). The parts of the meeting that are not clear enough to hear the words will be noted as ???, and those that are clearly distinguishable will be underlined. I will also inject some notes in [...] to clarify what took place during that section of the recording. The whole recording lasted for the time we spent in the waiting room until we got back into our car, I have made the 'transcript' form ONLY the part that took place in the special referees' room.

There were five persons in the room, Douglas M. Zayicek, the special referee (DZ), Elizabeth J. Saraniti (ES), the plaintiffs' attorney, Larry W. Richardson (LR), defendant #1, Gayle P. Richardosn (GR), defendant #2, and Caros Pupo (CP), a neighbor of the defendants.

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Line No	Text	Time Mark
01	ES - " <u>Come on in.</u> "	0:00:00.423
02	LR - " <u>Thank you.</u> "	0:00:01.052
03	??? [My wife, my neighbor and I entered the room and sat at the table.	0:00:01.587
04	DZ was at the head, ES was in the first chair on his left, LR was in the	
05	frist chair to his right, GR was to the right of LR, and CP was in the	
06	chair next to GR. (Note: ES had been in the room with DZ for appros.	

01 15 minutes prior to LR, GR, and CP being asked to enter.)

02 **LR** - “This is my wife.” 0:00:16.565

03 **DZ** - “?????? nice to meet you ? ?” 0:00:18.256

04 [there is a period of approx. 26 seconds that are not discernable.

05 During this time DZ was shuffling papers and I introduced my neighbor.]

05 **DZ** - “Mrs. Richardson, what is your name?” 0:00:44.140

07 **GR** - “Gayle.” 0:00:47.321

08 [At this point I observed that DZ had misspelled Gayles’ name and I said

09 **LR** - “y-l-e” 0:00:51.246

10 **DZ** - “All right.” 0:01:11.553

11 **DZ** - “Mr. and Mrs. Richardson, my name is Douglas Zayicek and I have 0::01:13.453

12 been appointed to be special referee judge of this case. This is a HOA

13 foreclosure action ? ? I am sorry we have regrettably to serve.” [DZ turns

14 towards ES at this point and ask her a question about the serving of some

15 certain papers..]

16 **ES** - [She answered his question which included a statement that I had 0:01:30.345

17 about my not replying to a requirement in one of the documents, and

18 that I had in fact replied.]

19 **LR** - “But your last communication said I didn’t.” 0:01:32.636

20 **ES** - “??? I apologize. ? ? ?” 0:01:35.757

21 **LR** - “You apologize for making a mistake and lying to me?” 0:01:37.255

22 **DZ** - “ Mr. Richardson, ? ? we will have a civil hearing.” 0:01:40.501

23 **LR** - “It’s been civil. But she didn’t tell me the truth, it must be a lie.” 0:01:44.286

01 GR - "Larry, calm down." 0:01:49.961

02 [More static and undistinguishable words .. during this time ES said

03 something about even if I did reply in time that Gayle did not.]

04 LR - "We're married." 0:03:01.253

05 ES - "Yes sir, but you are two individual people." 0:03:02.831

06 LR - "We are married, and in South Carolina anything that I do ? ? ?, 0:03:09.344

07 and anything she does ? ?" [At this point DZ interrupts.]

08 DZ - "? ? No sir, that is not true." 0:03:09.367

09 LR - "Well it's true in our family. I want to take in front of a jury, 0:03:10.907

10 let's go with a jury trial."

11 DZ - "Unfortunately the time for you to make that request is long gone." 0:03:16.317

12 LR - "I personally do not recognize this hearing as a mediation because 0:03:20.645

13 I was not consulted as to and I did not agree to this ? ? I did not agree to

14 this venue."

15 DZ - "This is not a mediation, a circuit court has ? ? ? [This is where 0:03:29.716

16 DZ leaned over the corner of the table and glared at me with his right

17 forearm laying on the table corner between us. At this point I also

18 leaned forward in my chair and stared right back.]

19 DZ - "? call the police." 0:03:37.325

29 LR - "OK, have a nice day, [As my wife, neighbor and I rose up 0:03:37.655

30 and I said something like it is obvious you never had any intention to

31 hear anything I had to say..]

32 [DZ opened the door and spoke loudly into the hall, "Call the police" 0:03:43.473

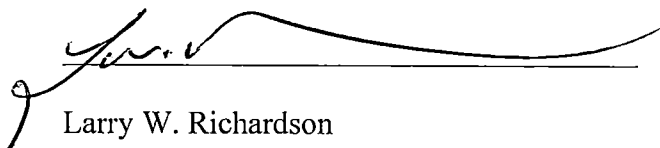
01 [We then left the room and walked to the outside door. Just as we opened  
02 the outside door **DZ** said, “your house will be sold on the 7<sup>th</sup> of October.”,  
03 was not on the recorder as my body was between **DZ** and the distance was  
04 about 25 feet away at this time. We then left.”:

NOTES: Along with this ‘transcript’ I am submitting my AFFIDAVIT about being unable to get a copy of any official hearing transcript, and an AFFIDAVIT from Caros Pupo, the 5<sup>th</sup> person in the room during the entire meeting.

I would also like to point out that **DZ** never even mentioned the presence of a 5<sup>th</sup> person at the meeting, and that his statement that I threatened him in any way is ridiculous, and that we in no way “stormed out”.

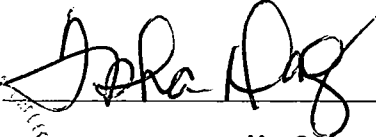
Also his statement on line 11 on page 3 is totally false, in that AT NO PLACE in all of the documents sent to me, and filed with the Clerk of Court, Horry County Was it EVER MENTIONED that I had ANY OPPORTUNITY to ask for ANY SORT of jury trial.

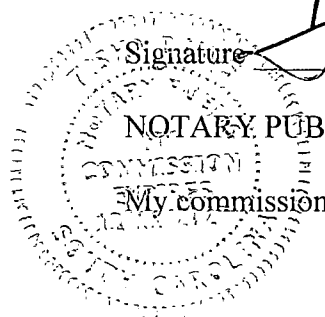
I CERTIFY TO THE BEST OF MY ABILITY I HAVE MADE EVERY EFFORT TO PRESENT AN ACCURATE AND FACTUAL ACCOUNT OF WHAT HAPPENED DURING THIS MEETING.

  
Larry W. Richardson

SUBSCRIBED AND SWORN BEFORE ME

On the 28<sup>th</sup> day of October, 2019

Signature  (Seal)



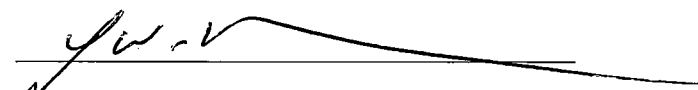
My Commission Expires  
December 11, 2027

My commission expires \_\_\_\_\_

Affidavit

I, Larry W. Richardson, of Myrtle Beach, in Horry County, South Carolina, declare the following to be true:

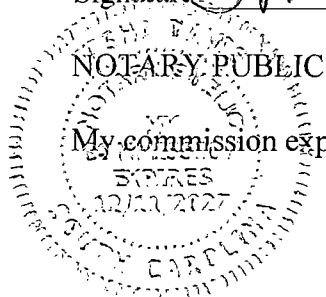
I went to the Clerk of Court in Horry County and ask for their assistance in getting a copy of the transcript of the 'Special Referees' meeting of the 21<sup>st</sup> of August, 2019 in the case of the Ashford Subdivision, Inc. case against me. There was no such transcript on record. I then went to the Masterinequity office and ask for the transcript. I was informed that since it was a 'Special Referee' cast the masterinequity office would not have anything on file. Therefore I cannot submit a copy of the requested official transcript. I can however submit a 'transcript' I prepared from an audio recording I had made of the meeting. I will do so in a separate document.

  
Larry W. Richardson

SUBSCRIBED AND SWORN BEFORE ME

On the 28<sup>th</sup> day of October, 2019

Signature  (Seal)



My Commission Expires  
December 11, 2027

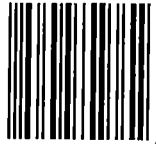
My commission expires \_\_\_\_\_

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Attn: LaToya Burns (Case # 2019 CP-26-03010)

1220 Senate Street

Columbia, SC 29201

