

EXHIBIT F Series

Deposit / Postmark / Property Management Company Change

- **Ex. F-1 - Meridian scanner PDF image**
- **Ex. F-2 - Actual USPS envelope + checks showing 9/8 postmark**
- **Ex. F-3 - Jan 5, 2024 Property Management transition email (“owner is fully aware... effective Dec 27, 2023”)**

Ex. F-1 - Meridian scanner PDF image

- September 5, 2025 email from Tara Bayles, attached “Meridian Scanner_20250905_161321.pdf”,
- file name evidencing scan time of 4:13:21 PM on September 5, 2025 (using military time, “16” = “4PM”)
- Irreconcilable difference between the scanner’s date and the mailing narrative
- Meridian Scanner_20250905_161321.pdf following

Re: Formal Legal Notice – Deposit Demand for 181 Gordon St



Tara B. <TaraBayles@meridianres.net>

To: chris.thaut.io; Meridian Manager; Assistant Manager
Cc: C&M McNeil



Reply



Reply All



Forward



Fri 9/5/2025 4:30 PM



Please treat this as Confidential.

If there are problems with how this message is displayed, click here to view it in a web browser.



20250905133452383.pdf
76 KB



Meridian Scanner_20250905_161321.pdf
162 KB



181 Gordon_McNeil_Poyer_8.4.25_MO.pdf
17 MB

Mr. McNeil,

I am in receipt of your email and the demand letter mailed to the owner dated September 4, 2025.

Please be advised that the address you utilized for Meridian Residential Group is not our current office address. Our office has not been located there since 2021, and all prior written and email correspondence from our office has consistently included our correct mailing address.

Regarding the return of your security deposit, attached for your reference are copies of the Move-Out Statement and the postage-marked envelope mailed to the address you provided via email on August 12, 2025. You did not elect to receive the deposit via ACH direct deposit. As such, payment was issued by check. The statement was finalized on August 27, 2025, and checks were mailed on August 28, 2025. While I understand your concerns, I do not control USPS processing times. The statute requires timely issuance of the statement and deposit within 30 days, which was satisfied by the dates indicated.

Although you did not include your comment in this email regarding the move-out inspection report, I feel the need to address it here. I am also including the inspection report that we conducted to support the charges reflected on the mailed and attached statement. As stated in our correspondence on August 7, 2025 at 4:38 p.m.—which you acknowledged at 11:25 p.m.—the inspection was not mandatory.

As to your remaining claims, I respectfully disagree with the allegations raised. All communications between you and our office have been duly recorded, dated, and time stamped. I am confident in our compliance with applicable law and welcome the opportunity to address your assertions through the appropriate legal forum if you choose to proceed.

Accordingly, I consider this matter closed on our end. Should you wish to pursue further action, please direct any additional correspondence to my attorney's office, which I will provide upon request.

Sincerely,



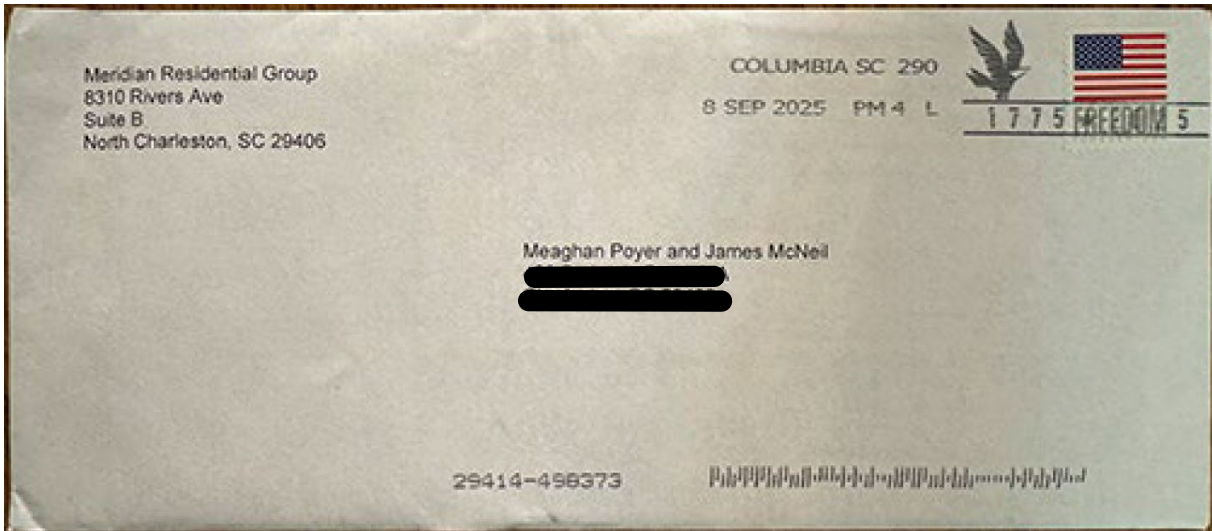
Tara Bayles
CEO / PMIC
8310 Rivers Ave. Suite B,
North Charleston, SC 29408
meridianresidentialgroup.com



Ex. F-2 - Actual USPS envelope + checks showing 9/8 postmark

Actual USPS Envelope and Checks Received September 10

- Shows legitimate September 8 postmark, contrast with “emailed” “postmark” in F-1
- Same check numbers as Exhibit F-1 - Proves timeline impossibility



**Ex. F-3 - Jan 5, 2024 Property Management transition email (“owner is fully aware...
effective Dec 27, 2023”)**



C&M McNeil <mcneilandpoyer@gmail.com>

B13 Buyer Letter New Tenants MERGE

1 message

Meridian Residential Group <meridianresgrp-mail-system@meridianresgrp.mailer.appfolio.us>

Fri, Jan 5, 2024 at 2:27 PM

Reply-To: Meridian Residential Group

<e55da8c82fe8cafaf33572e23369f17d5e6802ba892f18c944cd05539585c4d@meridianresgrp.mailer.appfolio.us>

To: mcneilandpoyer@gmail.com, chris@thaut.io

01/05/2024

Meaghan Poyer, James McNeil

181 Gordon St
Charleston, SC 29403

RE: New Management

Dear Meaghan, James,

This is to inform you that management for your residence has transferred from Roadstead Management due to an acquisition of the management company. The property owner is fully aware of this change and became effective December 27, 2023.

Payments:

Please note that all payments made from December 27 - January 5, 2024, are in the process of being uploaded into our system.

- If you received a notice from Meridian that your payment has not been received, and you have confirmation from Roadstaed that a payment was processed, please disregard the Meridian notice.
- Therefore, any payments made after today, January 5, 2024, and all future rental payments will need to be made through Meridian Residential Group. Your current rental agreement remains in effect.

We are looking forward to talking with you shortly and discussing any concerns you have regarding your residency and our management services. Below is our company contact information.

Meridian Residential Group
8310 Rivers Ave
Suite B
North Charleston, SC 29406

(843) 996-4987
www.meridianresidentialgroup.com

Office Hours: Monday through Friday, 9 am - 5 pm
After Hours: Call 843-996-4987
Emergency: Call 843-996-4987 x 3

We ask that you review the following information:

- Again, your current Rental Agreement remains in effect.
- Your rent will be due and payable via our management platform on the due date listed in your Rental

agreement.

- Invites to access your new resident portal will follow this email
- Please note rental payments are only accepted via our online portal.
 - ACH Payments are free of charge - Checks will not be accepted via mail or in person.
 - Debit / Credit Card payments will be charged a processing fee
 - eMoney payments are available for cash transactions. Please contact our office for a PaySlip. NO CASH will be accepted.
- We ask that you contact our office by January 31, 2024, so that we may set up an appointment to meet with you and determine any necessary maintenance.
- We have also enclosed our Tenant Handbook to assist you when your residence requires repairs and to understand how our company operates.
- Please be sure to observe the following when calling regarding a repair:
 - Call 843-996-4987 and select option 3 for emergency maintenance problems.
 - Please understand that if the repair is routine, it may not be done immediately due to the vendor's schedule.
 - If you do not hear from a vendor in two (2) business days on a non-emergency problem, it is your responsibility to call our office. Mention that you have already placed a work order but you have not heard from the vendor.
 - Please understand our staff does not dictate the vendor's schedule. We will call the vendor, inquire about the delay, and then contact you with an answer.

We look forward to meeting you. Please contact our office at 843-996-4987 if you have any further questions or concerns

Sincerely,

Tara D. Bayles, PMIC
Meridian Residential Group