

EXHIBIT A

September 5, 2025 email from Tara Bayles

- **NEW** See attached “Meridian Scanner_20250905_161321.pdf”
- **NEW** PDF produced by Defendants, file name evidencing scan time of 4:13:21 PM on September 5, 2025
- **NEW** = irreconcilable difference between the scanner’s date and the mailing narrative

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

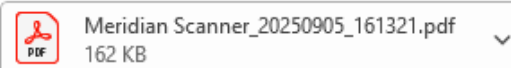
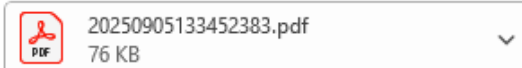


Tara B. <TaraBayles@meridianres.net>
To chris thaut.io; Meridian Manager; Assistant Manager
Cc C&M McNeil

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.](#)



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,



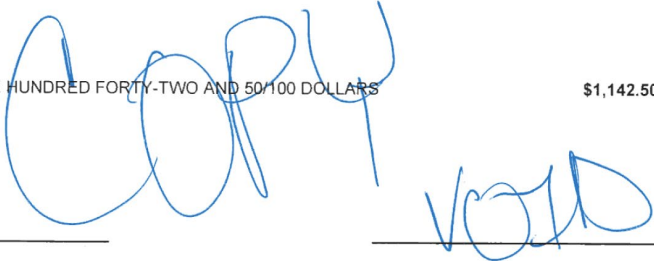

Tara Bayles
CEO / PMIC
8310 Rivers Ave. Suite B,
North Charleston, SC 29406
meridianresidentialgroup.com

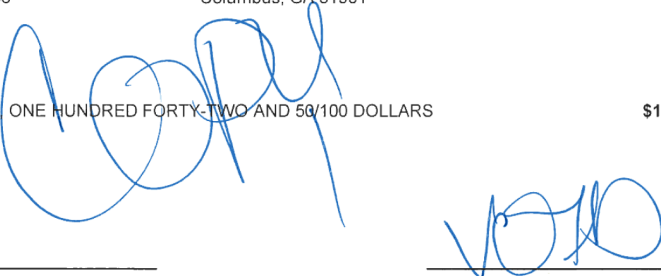



EXHIBIT B

Excerpts from Meridian Scanner PDF

- Shows fake "EMAILED" stamp with handwritten date (Our new address is redacted)
- Shows check numbers #1027 and #1028 - Establishes Paragraph 38 denial as false

SAC 181_OP 8310 Rivers Ave Suite B North Charleston, SC 29406		SAC 181_OP Synovus 1148 Broadway Columbus, GA 31901	1027 Date: 08/28/2025
Pay to the order of: MEAGHAN POYER			
This amount: **** ONE THOUSAND, ONE HUNDRED FORTY-TWO AND 50/100 DOLLARS			\$1,142.50
Meaghan Poyer 181 Gordon St Charleston, SC 29403			
MEMO _____			
			

SAC 181_OP 8310 Rivers Ave Suite B North Charleston, SC 29406		SAC 181_OP Synovus 1148 Broadway Columbus, GA 31901	1028 Date: 08/28/2025
Pay to the order of: JAMES MCNEIL			
This amount: **** ONE THOUSAND, ONE HUNDRED FORTY-TWO AND 50/100 DOLLARS			\$1,142.50
James McNeil 181 Gordon St Charleston, SC 29403			
MEMO _____			
			

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

Meaghan Poyer and James McNeil

