

**From:** [chris.thaut.io](mailto:chris.thaut.io)  
**To:** [Assistant Manager](#); [Meridian Manager](#)  
**Cc:** [C&M McNeil](#)  
**Subject:** Lease Continuity and Documentation of Honored Terms  
**Date:** Thursday, May 8, 2025 5:41:00 PM  
**Attachments:** [181-Gordon-Lease-Dispute-Summary.pdf](#)

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Dear Stephanie,

Thank you for your response regarding the lease agreement.

To clarify, while the lease agreement dated February 1, 2022, may not display a physical signature from Roadstead Management, it was fully executed on our end and has been consistently honored by both Roadstead and Meridian.

This includes the payment and acceptance of rent, adherence to utility terms (specifically, landlord-paid water and sewer), and ongoing management communication referencing this lease.

Under South Carolina law, such conduct establishes a binding agreement:

- **S.C. Code § 27-40-320(a)** states that if a landlord accepts rent without reservation, it gives the rental agreement the same effect as if it had been signed and delivered by the landlord.
- General legal principles recognize that a contract can be implied from the conduct of the parties. Consistent actions aligning with the terms of an agreement can establish its enforceability.

To assist in clarifying the lease continuity and terms, we've attached a PDF summary outlining:

- The utility clause as stated in the lease,
- The 60-day change notification clause (which gives us until June 1, 2025),
- A timeline of rent acceptance and lease term adherence across management transitions.

We hope this clears up any misunderstanding and confirms the standing agreement as valid and active. We look forward to continuing our tenancy and will be in touch very soon with either a confirmation or a proposal for renewal.

Thank you again for your attention to this matter.

Warm regards,

## Chris McNeil & Meaghan Poyer

Chris McNeil  
Founder, Thaut  
Strategic Thought Leadership Coaching & Consulting  
Thought Leadership Marketing  
833-Thaut.io (833.842.8846)  
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Host of Podcast: [Thought Leadership Studio](#)

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**From:** C&M McNeil <[mcneilandpoyer@gmail.com](mailto:mcneilandpoyer@gmail.com)>  
**Sent:** Thursday, May 8, 2025 2:01 PM  
**To:** chris thaut.io <[chris@thaut.io](mailto:chris@thaut.io)>  
**Subject:** Fwd: FW: Lease renewal for 181 Gordon

----- Forwarded message -----

From: **Meridian Manager** <[manager@meridianres.net](mailto:manager@meridianres.net)>  
Date: Thu, May 8, 2025 at 12:49 PM  
Subject: Re: FW: Lease renewal for 181 Gordon  
To: C&M McNeil <[mcneilandpoyer@gmail.com](mailto:mcneilandpoyer@gmail.com)>

Good afternoon,

I hope you're doing well. I've reviewed the attached document you provided. While it does include your signature, it does not appear to be signed or acknowledged by the previous management company. Because of this, we are unable to uphold the terms outlined in the contract at this time.

If you have another version of the agreement that includes signatures from all parties, I would be more than happy to review it and honor the terms set forth in that fully executed contract. Please feel free to reach out if you have any questions or if there's anything else I can assist you

with.

Sincerely,

--



**Stephanie Phillips**  
Assistant Property Manager  
[8310 Rivers Ave. Suite B.](#)  
[North Charleston, SC 29406](#)  
(843)-996-4987  
[meridianresidentialgroup.com](#)



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**From:** C&M McNeil <[mcneilandpoyer@gmail.com](mailto:mcneilandpoyer@gmail.com)>

**Date:** Thursday, May 8, 2025 at 8:50 AM

**To:** Meridian Manager <[manager@meridianres.net](mailto:manager@meridianres.net)>

**Cc:** Assistant Manager <[assistant@meridianres.net](mailto:assistant@meridianres.net)>, chris [thaut.io](mailto:thaut.io) <[chris@thaut.io](mailto:chris@thaut.io)>

**Subject:** Re: FW: Lease renewal for 181 Gordon

Good Morning,

Please see our attached signed lease.

On Wed, May 7, 2025 at 10:24 AM Meridian Manager <[manager@meridianres.net](mailto:manager@meridianres.net)> wrote:

Good morning,

I hope you're doing well. After reviewing the lease contract that outlines the 60-day notice requirement, I noticed that the version we have on file does not include any signatures. If you could please provide a signed copy of this lease, we would be more than happy to accommodate the terms as outlined in that agreement. Feel free to send it over at your earliest convenience and let me know if you have any questions.

Sincerely,

--

**Stephanie Phillips**  
Assistant Property Manager  
[8310 Rivers Ave. Suite B.](#)  
[North Charleston, SC 29406](#)

(843)-996-4987  
[meridianresidentialgroup.com](mailto:meridianresidentialgroup.com)

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**From:** C&M McNeil <[mcneilandpoyer@gmail.com](mailto:mcneilandpoyer@gmail.com)>  
**Date:** Monday, May 5, 2025 at 9:13 PM  
**To:** Meridian Manager <[manager@meridianres.net](mailto:manager@meridianres.net)>, Assistant Manager  
<[assistant@meridianres.net](mailto:assistant@meridianres.net)>  
**Cc:** chris [thaut.io](http://thaut.io) <[chris@thaut.io](mailto:chris@thaut.io)>  
**Subject:** Fwd: FW: Lease renewal for 181 Gordon

Resending as I got a bounce back due to another typo in [manager@meridianres.net](mailto:manager@meridianres.net) email address – please see below on 181 Gordon lease.

-  
Thank you.

-  
[Chris McNeil](#)  
[Founder, Thaut](#)  
[Strategic Thought Leadership Coaching & Consulting](#)  
[Thought Leadership Marketing](#)  
[833-Thaut.io \(833.842.8846\)](#)  
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[Author of \(upcoming\): Strategic Thought Leadership: The Book](#)

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[LinkedIn](#)  
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----- Forwarded message -----

**From:** **chris [thaut.io](http://thaut.io)** <[chris@thaut.io](mailto:chris@thaut.io)>  
**Date:** Mon, May 5, 2025 at 11:08 AM  
**Subject:** FW: Lease renewal for 181 Gordon  
**To:** [manager@meridianres.net](mailto:manager@meridianres.net) <[manager@meridianres.net](mailto:manager@meridianres.net)>  
**Cc:** Asst. Manager <[assistant@meridianres.net](mailto:assistant@meridianres.net)>

Resending as I got a bounce back due to a typo in [manager@meridianres.net](mailto:manager@meridianres.net) email address – please see below on 181 Gordon lease.

-  
[Thank you.](#)

-  
[Chris McNeil](#)  
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<https://www.linkedin.com/in/chris-mcneil-chs/>

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**From:** [chris thaut.io](#)  
**Sent:** Wednesday, April 30, 2025 6:10 PM  
**To:** Asst. Manager <[assistant@meridianres.net](mailto:assistant@meridianres.net)>; [manager@meridianre.net](mailto:manager@meridianre.net)  
**Cc:** [mcneilandpoyer@gmail.com](mailto:mcneilandpoyer@gmail.com)  
**Subject:** [Lease renewal for 181 Gordon](#)

-  
[Hello,](#)

-  
[Thank you for providing the new lease options.](#)

-  
[We're grateful for the opportunity to continue our tenancy at 181 Gordon Street and we do intend to remain here, as it allows us to stay close to family during an important time.](#)

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[We've reviewed our current lease and, per the 60-day notice provision for any changes in our current lease, we understand that we have until \*\*June 1, 2025\*\* to respond to the proposed changes.](#)

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[This gives us a little time to properly evaluate the new terms and consider all the variables before committing to a decision.](#)

-  
[Please know that we're taking this seriously and will get back to you \*\*very soon\*\* with a clear](#)

response or any counter-proposals we may have.

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Our goal is to continue a respectful and constructive relationship.

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Thank you again, and we'll be in touch shortly.

Warm regards,

**Chris McNeil & Meaghan Poyer**

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Chris McNeil

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