

David J. Strupp  
925 Bay Oak Lane  
Vero Beach, Florida 32963

Dear Ed,

I remember meeting you about 10 years ago when I interviewed you in connection with the 10 townhouse condominium project I was about to undertake here in Vero Beach. You were just starting out and I think that both of us thought this project was a bit ambitious for your first solo project. I did not select you, but knowing what I do now, perhaps I should have. What I can now say is that selecting you to build my new home at 925 Bay Oak Lane was one of my best ever decisions.

As I explained at the outset, due to the particularities of the Vero Beach Homestead law, I needed to complete the house and receive a Certificate of Occupancy prior to the end of 2014 in order to allow me to port my homestead exemption from the home which I sold in John's Island to the new home. The plans were completed in the Fall of 2013 and we signed our agreement at the end of December, but with the permitting process being as slow as it is, we were not able to pull a building permit until March of 2014. I don't know whether either of us really thought that the time table was possible, but you made it happen and I will be forever grateful. As I explained and emphasized throughout, I was not willing to compromise on the quality of the completed project in order to meet the deadline and you did not.

In great part the timetable and the quality of the completed project was the result of outstanding contribution and exemplary work of Dennis Hulce our project superintendent. If you have a better project superintendent I would be surprised. He had the command of every aspect of the job, the respect of all of the sub contractors and was able to produce them instantaneously when required.

I have built a total of 6 houses (including 925), 10 townhomes and renovated 7 houses and in none of these projects did the project come in on budget, but you did, which as you know was very important to me.

I could go on and on and mention and describe in detail various aspect of the project, but suffice it to say that I am completely satisfied with what I can only say was a superlative performance by your team in the construction of my home. Please know that going forward I will assist you in any way I can. My home is available to show to any of your prospective clients at any and all times. I really hope and expect that you and I will do another project together, and believe me I look forward to it.

Very truly yours,



David J. Strupp