

The Valencia

CONDOMINIUM ASSOCIATION, INC.

October 27, 2007

Michael Fell
Building Engineering-Consultants, Inc.
P.O. Box 5799
Destin, FL 32541

Dear Michael:

I have been very remiss in not putting on paper my sincere gratitude for the extraordinary efforts of Ms. Jennifer Ivory and the entire staff at BE-CI during our recent building restoration project. Full-time residents, part-time owners, and visitors continue to express enthusiastic praise for the outstanding appearance of the building. They can't believe the "miracle" transformation of The Valencia to an updated, modern, beautiful condominium. Much of the credit for this qualitative change belongs to Ms. Ivory. Her assistance, counsel, and expertise throughout our restoration were invaluable.

As the project manager for the Valencia, I relied heavily on Jennifer for answers and recommendations on a number of complex/time sensitive issues. She was able to resolve several technical problems that arose from the repair of extensive concrete spalls on the bordering slabs of four of our balconies that had been enclosed with glass. Her solutions insured that repairs were made without any intrusion into the enclosed portions of the balconies. She also quickly developed architectural and engineering solutions to allow proper installation of aluminum railings around a large porte cochere that had a concealed I-beam around the perimeter slab edge, thereby minimizing work delays and costs to the Association.

While attending our Board meetings, she was able to answer questions posed by residents or the Board members eliminating the need for formal correspondence or communication with the engineering company and/or contractor.

Ms. Ivory was the consummate professional—skillful, knowledgeable, and exceptionally courteous. Please pass on my personal thanks and the sincere appreciation of all our residents for her assistance.

Sincerely,



RICK HARRELSON
Vice-president, Board of Directors
Chairman, Building & Grounds Committee