

Del Webb Board & Resident Meeting with TruScapes & GardenMasters

Meeting Notes

Wednesday, September 10, 2025

TruScapes (Owner comments)

- Began work in Del Webb in May 2025
- Prior landscaping contractors neglected landscaping (Common Areas & Residential properties) throughout the entire community and neglected performing irrigation system maintenance
- Irrigation system was non-functioning in May 2024 and for the better part of the following year. Situation has improved but issues remain that have been identified and are being addressed.
- Weeds -- lack of pre-emergent chemical application in flower beds from previous contractor led to large amounts of weeds in the beds throughout Common Area & residential properties
- Trimming – much neglect throughout the entire property when TruScapes started in May 2024
- Torpedo Grass / Wild Bermuda Grass – these are “invasive weeds” that are prevalent throughout the entire community.
- Board Directive: Objective of Turf Replacement – “Do **NOT** touch what is green. There are too many years of turf neglect to address the entire issue. Torpedo grass and wild Bermuda grass is established throughout the community. Keep the lawns green. Make the lawns green including torpedo grass and Bermuda grass.”
- Del Webb “will be keeping and living with Torpedo grass and wild Bermuda grass for years to come. It will take years for lawns to be restored with St. Augustine grass even if the Board decides to eliminate the weeds, which is **NOT** the plan at this time.”
- Sod / Turf Replacement – Neglect / lack of proper maintenance of turf is clear. Situation has occurred over several years based on condition of the sod and turf. “Monumental task” to replace turf that has been damaged in the Common Areas and residential properties.
- Herbicide must be sprayed, soil must be treated and sufficient topsoil must be applied to eliminate Torpedo grass and wild Bermuda grass. This is **NOT** an option for this community. It is much too costly to attempt to eliminate the weeds. The weeds are being spread by mowing across yards and Common Areas that spread Torpedo grass and wild Bermuda grass seeds. No way to stop that unless the mower blades, mower tires and all equipment are cleaned prior to mowing. Expensive and time consuming to do that.
- Mulch is scheduled to be applied sometime in the first quarter of 2026

GardenMasters (“Mike” – Owner comments)

- “Del Webb is a very humbling environment in which to work. There has been a poor history of maintenance in the community. It is 2 steps forward and 1 step backwards.”
- Fungus (“Diphthium / Pythium”) was in high levels in lawns causing much damage in the last several months. Had to be treated in order to try to save the turf. Not successful in all cases.
- Weeds – There has been a lack of weed control. GardenMasters is afraid / cautious of doing too much to address weeds in order to avoid damaging the grass
- Oak Trees – There is “browning” of leaves as well as dead oak trees throughout the property. There are multi-structural issues that caused this such as lack of irrigation. University of Florida Extension Service has evaluated the oak trees and will be submitting a report to the Board of Directors in the near future.
- Palm Trees – “Super Yellow” fronds were evident (unacceptable condition) when GardenMasters became a subcontractor in late Spring 2025
- Fertilization will occur at the end of September. Work crew will be 60 to 70 personnel.
- October 2025 – Granular fertilizer will occur. If ingested through mouth or nose it will cause diarrhea and vomiting. Need to be cautious with pets
- November 2025 – Plant fertilization
- December 2025 – Granular fertilizer if the weather permits