

Penny Wise and Pound Foolish

When my wife and I moved to Del Webb in December 2022 I felt this would be our last move. The house was new; the landscaping was meticulous; the gates were functioning; and we met some great neighbors. During the last 3 years our community has deteriorated considerably.. The current board has not embraced their responsibilities under section 7.1 of our By-Laws to include the replacement and repair of our lawns and common areas plus the irrigation system. The current board has squandered our maintenance fees by contracting with terrible landscape companies and not holding them responsible until after the damage is done. At every homeowners meeting we were told how the board inherited the problems or was set up by a great sales pitch. At a recent homeowner meeting the TruScapes CEO told us that the criteria he was given from the current board was to consider for replacement only lawns that were not green. If the lawn was full of torpedo weed it could be OK. Now many of my neighbors lawns are either full of weeds or bare dirt. The common areas are even worse. The reality is that this board adopted a philosophy early on of "Penny wise and Pound foolish". Because of their actions we are looking at a large outlay to bring this community up to the level of excellence many of us experienced when we moved in. Unfortunately this board is more concerned about repurposing the old sales center and expanding the Lake House. Our community will only get better when we have more competent board members that fully understand their fiduciary responsibilities under our by-laws to include section 7.1.

The road to recovery will only start with electing our neighbor Bruce Stamm. Bruce is more than qualified to lead a board of equally qualified residents. He has a long track record of public service to including previous HOA Board committee memberships. Bruce Stamm knows many County and State administrators and is not hesitant to pick up the phone when needed. For example he orchestrated the removal of Hurricane Milton debris from our parking lot ant no cost to the association. He also was able to have FDOT restructure the intersection of SR70 and Del Webb Blvd allowing for a left-hand turn onto SR70. He also held a community town hall attended by a Florida attorney certified in defects law regarding HOA turnover. Oddly enough our present HOA board hired a defects attorney the next day.

Bruce Stamm knows the workings of Del Webb inside and out. He is totally versed in FL720, the Declaration, By-Laws, Rules and Regulations as well as Compliance Protocols and Procedures, He will put landscaping, irrigation, and our gates ahead of furniture and renovations of the sales center and the Lake House. He will restore the curbside appeal of our homes and increase our property values. He will make the hard decisions and be utterly transparent and accessible.

In closing, if you are not satisfied with the appearance and governance of our community then your only option should be to vote for change. That change begins with voting for Bruce Stamm.

Thank you for your attention to this matter.

S. Dretar and N. Tate Fully supporting Bruce Stamm to make Del Webb LWR Beautiful Again