

Board Member in the Spotlight....

About Diane Clepper,

I was born and raised in Kittanning, Pennsylvania, and have two amazing children and four awesome grandchildren.

I visited Naples many times and fell in love with the beautiful beaches, great food, and meeting people from different parts of the world.

In 2008, my husband and I became property owners in Briarwood. We were still working, so splitting time between Pennsylvania and Naples became the norm for many years.

I was employed by Valley Lines Inc., a school bus company owned by my father-in-law, and my husband operated a bus driving school for CL Class B drivers for about 30 years

After my father-in-law retired, I became more involved in the family business.

I became a Certified School Bus Trainer, where my duties included hiring all drivers and teaching classroom instruction and "hands-on" driving.

While teaching recertification classes, I helped the schools by scheduling sports trips, after-school activities, and Field trips. I'm now retired but maintain co-ownership of my company. I am now a full-time resident of Florida and the Briarwood community. I look forward to getting to know my neighbors and to keeping our community safe, clean, and a joyful place to live.



CURRENT BOARD MEMBERS

BRIARWOOD BOARD:

President – Ken Egan
Vice President – Todd Culmer
Treasurer – Ron Beacher
Secretary – Diane Clepper
Condo Rep – Marlene Bridge



DOVER PARC BOARD:

President – John Alcott
Vice President – Ana Jimenez
Treasurer – Ms. (Sam)Shawn Wells
Secretary – Karen Thompson
Director – Robin Labine-White

BELLA LAGO/SERENO BOARD:

President – Ken Egan
Vice President – Kathy Kmietek
Treasurer – Charles Cvitkovic
Secretary – David VanHoof
Director – Jorge Badillo

DOVER PLACE BOARD:

President – Jayne Kane
Vice President – Paul Parenteau
Treasurer – Frank Nugnes
Secretary – Florence Montagno
Director – Mara Bugarin

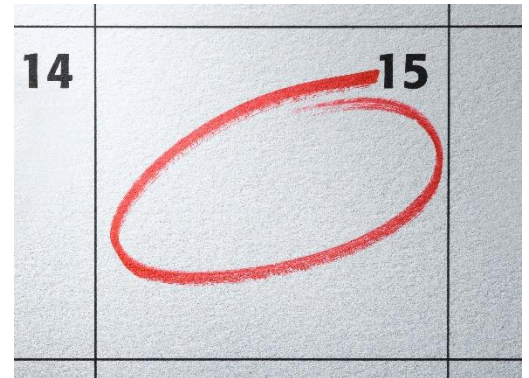
Briarwood Audit Scheduled



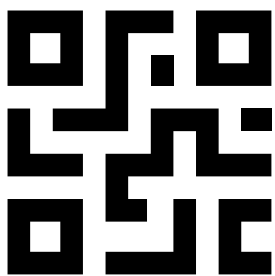
We recently contracted The Davis Group to conduct an audit of our records. The cost of an audit is about \$8000 and needs to be done at least every other year for transparency and to be Florida-compliant.

BPOAnaples.com: Check it out! Calendar of Events & Buzz!

I am happy to report that the BPOAnaples.com website has been updated! If you select "Buzz" in the top right corner, you will see our newsletters and articles. If you select "Calendar," you can see community projects and events such as the tree trimming schedule, asphalt sealcoating schedule, game nights, etc. There are only a few things entered, but more to come! As we go forward, our website will be the "go-to spot" to answer many questions.

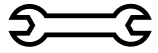


Check it out, and a big thanks to Dan on Terrazzo for doing this for us!

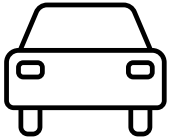


We Can Now Send QR Codes To Guests for Entry!

Using the Entrance IQ app, you can now send a QR code to a guest for a faster entry! You can send your guest the QR code by text or email. Our gate guards use a handheld scanner and look at their ID then the gate will open! If they are an existing guest, select the guest and then select "Send QR" at the top of the screen. When entering a new guest, it will ask if you would like to send a QR code! More features are coming to help the entry process. More to come! Stay tuned.....



250 Reasons Not to Hit the Gate!



Have you ever seen the security gate arm lying in the grass when you come through the Radio Road gate? It has happened so many times (weekly) that I have learned how to do emergency fixes if

I can't get a "real technician" in a timely manner. I even get mean emails saying I'm not fixing it fast enough! Lol.

So, I have studied the videos to figure out why it keeps happening. It mostly happens from drivers not being patient and/ or the height of the vehicle. Three times in March, a driver at the Radio Road entrance waited for the metal gate to open but did not wait for the arm to go up. They just went! Another four times, a large truck and full-size SUVs waited for the metal gate to open; however, they forgot about the arm since it was below their hood and out of view.

We will be adding a height extension to see if that helps, but awareness and patience are key. Here is the bad news: if I (Ken) can't fix it for free, the person who does damage will have to pay the cost of repairs at \$250 for a technician and another \$500 if we need to replace the arm! Since we have nice cameras, we can see who hit it, but we prefer everyone to be aware, since fixing it is not very fun, and the community is inconvenienced while waiting for the repair to occur.

Main Gate Exit U-Turn – Right of Way

When exiting out the front gate, you have probably noticed it takes longer to turn right onto Livingston Road due to more people needing to do a U-turn at our intersection. The increase in U-turn traffic is due to Orchid Run Apartment residents (SW corner of Livingston/ GG Pkwy) being restricted to only turn right out of their complex.



We requested Collier Roads to extend our green light time but were denied. So... while there is no solution in sight, keep in mind they have the right of way! Please be careful or you can expect to be hit or get a middle finger and called names your mother would not appreciate!



Security Gate Upgrades Explained

Recently a kiosk was installed at the front gate guest lane that can be used by guests to enter quickly using a QR code that you can send with your phone. The kiosk also allows us to use "Virtual Greeter", which is a live security guard that controls entry remotely using our cameras and technology. Cameras will auto capture license plates and confirm they are an authorized guest just like the guards currently do. Please note, we are NOT doing away with our live security guards. Our security software allows us to see activity and use Virtual Greeter during very slow periods at night. It can also be used by the live guard when he goes to the restroom or while away from the gate when locking the community pool bathrooms. In addition, we are installing LPR (license plate recognition) cameras at both gates that will replace the need for most barcode stickers! Here is an overview of how things will work:

- Barcode stickers are for full-time residents only
- QR codes can be sent to guests/ service techs/Uber/ etc. using your phone app for a quick entry process. The guards have a handheld QR code reader. They will scan and verify entries.
- (LPR) license plate cameras are for Residents / Repeat Vendors and permanent guests (family members).
- When a renter checks in at the gate, the license plate on the rental car will be added in, and they can now use the resident lane at both gates.
- QR codes will expire on the same day their guest invitation ends.
- License plates that are entered by your permanent family members and your repeat vendors (lawn/ pool company, etc.) will expire after one year, then will need to be re-entered.
- Short-term renters (STR's) will still use a phone to call guests into the gate until we learn a better way.

The kiosk installed will be used at late-night hours at low traffic times. A "virtual guard" will communicate with a guest the same way as the guards in the gatehouse. The kiosk also has a QR Code reader. Using the QR code will result in a faster entry for everyone since the guards won't need to search for everyone in the system. We will improve security by having a guard on patrol when we like, while costing less money since we can use a virtual greeter when it's slow. The cost of a live guard is currently \$26 per hour and goes up every year. The "Virtual Greeter" is a monitoring station that handles several communities at a time, so the cost is about \$9 per hour.



Privacy Wall on Livingston Road Needs Your Attention!

Our voices were heard! Thanks to our efforts, we were recently informed that Briarwood is no longer being considered for the walking/ bike trail extension! Let's now focus on getting the Livingston Road privacy wall replaced. In an earlier newsletter, I mentioned the County agreed to repair or replace it. They also stated it could take 1 ½ to 2 years! You probably noticed several missing sections that the homeowners had to patch with wood. It not only looks bad but is falling apart more often. Recently, wind gusts have blown out sections of the sidewalks, causing more problems. I am asking everyone in Briarwood to send an email to the person in charge, pleading with them to get started ASAP for safety reasons. Below is a sample letter for your convenience. Please send emails to each of the following:

Dan Kowal (our district Commissioner) Dan.Kowal@collier.gov

Marshal Miller (Roads & Bridges) Sarina.Francis@collier.gov



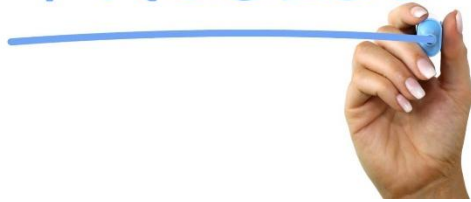
Attention: Marshal Miller, Division Director & Commissioner Dan Kowal

I am reaching out for your assistance with the replacement of the broken privacy wall on Livingston Road near Radio Road. I am a resident of the Briarwood community and received a letter from your office in Sept. 2025 confirming the replacement was approved; however, it could take years before completion. Over the past few months, portions of the wall have fallen onto Livingston Road sidewalks from mild winds, causing danger and trip hazards. Homeowners have been patching the missing sections with plywood, but it does not look appealing or project a good representation of Naples. If you can share the urgency to move things along it would be greatly appreciated since it's a matter of time before someone gets hurt.

Sincerely,

Briarwood, a 600-home gated community

APPROVAL PROCESS



“Me” Versus “We”

Have you ever been in Publix trying to make the best decision on what ketchup to buy, and someone steps in between you and the shelf and reaches across you for the mustard? They're probably thinking, "I know what I want, so I will grab it quickly so I can move on". They fail to consider your air space or what's polite. You can see more of this "me" mentality while you're driving or pushing a shopping cart. Imagine how this translates into community living.

Over the past several months of being your president, I have had to keep this in mind when making decisions. I see ARC requests for changes in landscaping, fences, etc., and while I personally don't think their proposed idea looks bad, the board members must decide on how it may affect others. When an ARC approval is given, it is saying to the whole community that "it's acceptable". Some ARC denials are given so it doesn't set a precedent and creates a problem down the road. If someone makes a change to their property without getting HOA approval and the HOA ignores it, it also says it's acceptable so it shouldn't be ignored. All that said, we are all Briarwood. When we signed the papers to live in Briarwood, we chose to accept the rules even if we don't agree with some. Many rules were written to protect us from people who grab mustard. LOL So...whenever you send in an ARC request, think of your neighbor. Our efforts are to maintain uniformity and try to be sure each property blends with the community. I guess some of us like to be unique and can be very creative. But if we don't stick to the plan, we could end up having a neighbor with a house painted like a spotted cow and a mailbox shaped like a chicken.



Rules We Should Know

For a list of rules & regs, you can easily find them on our website

www.BPOAnaples.com.

Keep in mind, this is NOT a conclusive list. There are many other rules written in our Governing documents (you can find them on our website) in addition to the rules and regs list. Some of them include:

- **Nobody can park on the street for more than 3 hours.**
- **Vehicle repairs can only be done inside your garage**
- **If you want to lease your house, you must give the HOA 20 days' notice**
- **You cannot rent out a bedroom, only the whole house**
- **The maximum occupancy is 2 people per bedroom**

The Governing documents we are currently working on will be much easier to read. It will not be an amendment to our existing documents; instead, it will be a clean and current document with current laws. When the documents are complete, you will receive notice and then a copy for review.

After the vote and approval (I'm confident it will, since there is nothing controversial), we can begin implementing new improvements to the way our community functions on the administrative side.

2026 BRIARWOOD APPROVED VENDOR LIST

(Effective 1/12/2026)

<u>VENDOR NAME</u>	<u>PHONE NUMBER</u>
<u>GENERAL CONTRACTOR</u>	
LATORT CONSTRUCTION GROUP LLC	(239) 571-4844
<u>HANDYMAN SERVICES</u>	
HANDY ELITE SERVICES	(239) 450-1021
PRECISION PROPERTY CARE	(239) 784-3953 (o)
<u>HOMEWATCH SERVICES</u>	
THE GERMAN WOODWORKDER d/b/a Ripley Homewatch	(239) 888-2595 (o) (239) 888-2595 (c)
<u>IRRIGATION SERVICES</u>	
IRRIGATION CONCEPTS LLC	(239) 438-8062 (o)
<u>JANITORIAL SERVICES</u>	
MAGNOLIA HOME CLEANING SERVICE	(239) 450-0751 (c)
SCRUBBLES CLEANING	(239) 440-5162 (c)
<u>LANDSCAPE/LAWN MAINTENANCE</u>	
2 BROTHERS LANDSCAPING	(239) 537-5112 (o)
CERNA LAWN SERVICE OF FL LLC	(239) 200-6921 (c)
CLARK'S LAWN SERVICE INC.	(239) 394-0717 (o) (239) 272-7174 (c)
DAVID A. SCHEWE	(239) 455-8879 (o) (239) 641-0670 (c)
F. GUTIERREZ LAWN SERVICE	(239) 234-3650 (c)
GOODWIN LANDSCAPING OF SWFL LLC	(239) 682-2919
GREEN ACRES LAWN & LANDSCAPE MAINTENANCE	(239) 348-2261 (o) (239) 253-8523 (c)
GUARDIAN LAWN SERVICES & ALL LLC	(239) 601-6358 (c)
HECTOR MARIO LAWNS, LLC	(239) 263-5850 (c)
J & D LAWN SERVICES OF NAPLES, FL	(239) 687-0279 (o) (239) 687-0279 (c)
JOSE PINEDA LAWNS	(239) 455-9654
JR's LAWN & GARDEN	(239) 200-2363
K & E LAWN SERVICES	(239) 692-0819

2026 BRIARWOOD APPROVED VENDOR LIST

(Effective 1/12/2026)

KAIROS GREEN CARE	(129) 878-9624
KEEPN IT GREEN	(239) 641-9069 (o)
KTJ LAWN SERVICES LLC	(239) 825-7155
MANGO'S LAWN MAINTENANCE LLC	(305) 896-3102
PURPOSE LANDSCAPE & DESIGN	(239) 719-7316 (o)
RAFAEL CANO LAWN MAINTENANCE	(239) 298-6266 (c)
ROGER'S TRUE LAWN MAINTENANCE	(239) 234-0939
RYDR'S PROPERTY CARE	(239) 692-0304 (c)
SEAGRAPE PROPERTY MAINTENANCE	(239) 841-1023 (o) (239) 289-9147 ©
TORRES LAWN SERVICE	(239) 947-5789 (o)
<u>PEST CONTROL SERVICES</u>	
GEM PEST CONTROL	(239) 289-4802 (c) (o)
HARP'S PEST CONTROL	(239) 348-1900 (o)
JETPACK PEST SOLUTIONS	(239) 564-9509 (o) (239) 564-9509 (c)
MASSEY SERVICES INC.	(239) 430-0708 (o)
NAPLES PEST CONTROL	(239) 566-7755 (o)
PERFECTION LAWN & PEST CONTROL INC.	(239) 482-3723 (o)
PERSONALIZED PEST CONTROL	(239) 455-8444 (c)
PURSUIT MANAGEMENT	(239) 261-8438 (o)
RAINBOW PEST MANAGEMENT	(239) 596-4767 (o) (239) 595-7893 (c)
TERRA GARDEN SOLUTIONS DBA MIKE NUGENT PEST CONTROL	(239) 629-6305 (o) (941) 724-0050 (c)
<u>POOL SERVICES</u>	
ALLIGATOR POOLS OF NAPLES INC.	(239) 304-0235 (o)
CORNERSTONE POOL SERVICE	(239) 331-4503
EDDIE'S POOL SERVICE INC.	(239) 643-3456 (o)
EDGEWATER POOL & SPA SERVICES	(239) 961-8379
ELITE POOL PRO, LLC	(239) 351-5570 (c)
FIRST CLASS POOLS	(239) 222-9194 (o)
FLORIDA TROPICAL POOL LLC	(239) 404-6137 (c)
GULF BREEZE POOL SERVICE	(239) 269-1224
H & H Pools of Naples, Inc.	(239) 287-9377 (c)
JOSE'S POOL SERVICE INC.	(239) 353-6525 (o)
KLINGEMAN PRECISION POOLS LLC dba ARCTIC POOLS	(239) 378-0640
Long Beach Pools and Spa Services	(239) 234-0653
MILLER TIME POOLS & POWER WASHING	(239) 370-7707

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(Effective 1/12/2026)

NAPLES POOL LIFE, LLC	(239) 234-9639 (o)
NICHOLAS POOL SERVICE	(239) 285-94924 (c)
CJT SHARP INC. dba PINCH A PENNY #53	(239) 947-2216 (o) (239) 571-7640 (c)
PLASTER POOL SERVICES, INC. DBA REFLECTIONS POOL SERVICE AND REPAIR	(239) 643-6140 (o)
POOL CLEANERS EXPRESS INC.	(239) 323-7665 (o)
POOL AND PATIO WORKS	(239) 200-8977
POOL TROOPERS	(813) 829-9091
SMART POOL SERVICES LLC	(239) 601-2028 (o)
SPARKLING POOLS	(239) 826-2499 (o) (239) 494-7443 (c)
SWF POOLCO LLC	(239) 221-8012 (o) (845) 271-8317 (c)
SWEETWATER POOL SERVICE	(239) 775-7665 (o)
YOUR POOL SPECIALIST	(239) 430-3980 (o)
<u>VACATION RENTALS</u>	
EXCELLENCE V LLC	(239) 580-7482