

Board Member in the Spotlight....

About Anna "Annie" Jimenez, (Dover Parc – President)

A real Florida native, born 90 miles away, raised in Miami, and moved to Naples in 2025.

Moved to Dover Parc in 2013 and have been active on the Board for over seven years.

Always enjoyed math and earned a bachelor's in financial studies from Barry University. Currently employed as a Controller for two Venture Capitalists, previously worked at a private CPA firm for over ten years. Married to Ricky for 32 years.

Hobbies are swimming, reading, and enjoying the outdoors.



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 – Ana Jimenez
Vice President – Ms. (Sam)Shawn Wells
Treasurer – Kyle Schwager
Secretary – Karen Thompson
Director – Titus James

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

Your Vote is Needed!!



I am happy to report that the new Briarwood governing documents are completed and ready to be voted for! After your review, you will find it to be a cleaner version

of what we currently have without the developer and outdated language. To have the new version voted in, it requires 2/3 of the vote to pass! Briarwood has about 600 homes, so we need 400 yes votes!

This has huge importance to all of us, so 100% participation is the goal! Why is this vote so important, you ask? Our existing laws are out of date. Our new documents will allow online voting and participation in Board meetings by remote communication, and our documents will no longer conflict with new state laws, causing confusion.

Please don't waste this chance of bringing Briarwood up to date. If you aren't in town to vote, then you must send in your proxy asap! I'm confident everyone will want to vote "yes," but it only counts if you are here to vote or we have your proxy!



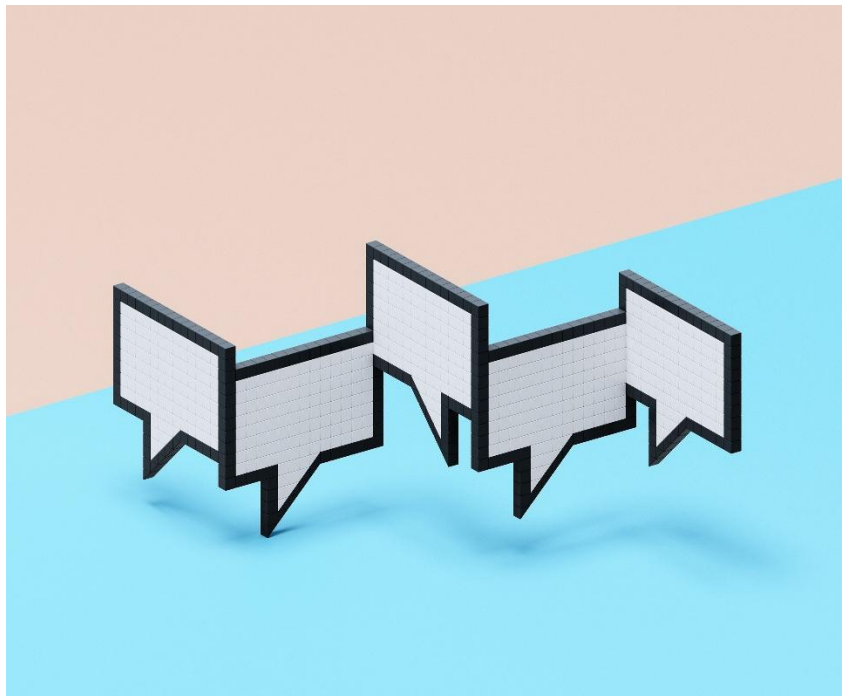
Again, it is very important that you vote! Even if 100% of the votes are in favor, it will not pass if we don't have 2/3 of the community in favor. I am happy to be your proxy! When you receive it by mail and/ or email, fill it out and return it asap! Email to: Ken Egan BriarwoodNaples@gmail.com



More Gate Improvements Are Coming in June!

License plate reader (LPR cameras) will open the resident lane gates at both entrances! If you have a Barcode sticker, your license plate is already in the system, and you don't need to do anything! Barcode stickers will continue to work while the LPR cameras will improve the access procedures for residents, renters & vendors! Please do not tailgate when coming through the gate, since you might be preventing the plate from being read, causing the gate to not open. You will be notified when everything is in operation.

Also, The Kiosk will be in use during late-night hours by the end of June. A live guard will assist guests through the Kiosk while allowing a guard to patrol the community! The QR code readers are working great! The guard's handheld code reader makes the guest lane move faster, and the Kiosk has one built in to be used during late-night hours!





Answers to the Most Common Questions Asked.....

Q. Is there a way to see the minutes from every board meeting?

A. *Yes! Going forward, you will find the Minutes posted when you log in to the Anchor website.*

Q. Can we get a dog park?

A. *We could. If we did, it would have to be near the Basketball court. The big question is "who is going to clean up if the dog owner didn't?"*

Q. Why doesn't the HOA keep our sidewalks clean?

A. *The HOA does clean the sidewalks in the common areas; the sidewalk in front of a house is the homeowner's responsibility. If the HOA wanted to pay for everything, it would cost \$78,000 at least 2 times a year. OUCH! The draught has caused more rust stains since most of the irrigation is coming out of each homeowner's well.*

Q. Why does Briarwood keep bringing up short-term rentals?

A. *To answer this question, let's look at the (2) questions that have been asked. Question #1 asked the community if they would like to see a limit put on the number of short-term rentals. We were closely divided 51/49%, so you can imagine how many times we hear our neighbors express their concerns, such as "the vacation renters next to them stay up late and are very noisy," or*

"the yard doesn't look nice, and they wish they had neighbors they could get to know". The other point of view says short-term rentals increase everyone's property values since it's appealing to investors and allows the "snowbirds" to recover some of the costs of owning a vacation home. Both sides of this issue make great points. After receiving much feedback, it led to question #2 asking if the 7-day minimum should be looked at. The survey showed 56% wanted to keep things the way they are. By asking the question(s), we know where the majority stands while everyone's voice is heard. Going forward, if you rent a home, please listen to your neighbor's voice. By doing a good job screening your tenants, insisting they know & follow the rules, and being proactive with outside maintenance will satisfy most of the residents who are upset. Instead of getting upset by someone asking the questions or the results of the survey, it's better to listen to the other point of view.

Q. Can we block the pedestrian access at the gates so other community residents can't get in?

A. *ADA (American Disabilities Act) prevents us from using barricades on the sidewalk, and in most areas, people would just walk around them. We can install keypads on both Radio Road pedestrian gates, then share the code with the community. The question is how long it would take for an "outsider" to learn the code and how often we will need to change it. Any better Ideas?*

Q. Can we do something about people speeding in the community?

A. *Speed bumps were investigated, and it was discovered that they would cause firetrucks & ambulances to come to a stop for each axle. So, if you are living on Dundee Ct and EMS comes through the front gate, they might not arrive quickly enough! We are currently getting prices on speed limit signs with a radar*

display. While it doesn't issue tickets, it's there to make the drivers aware.

Q. Can we convert the clubhouse into a gym?

***A.** I wish our clubhouse was bigger! Where would we hold meetings? This year, we are bringing back game nights and community events. Interested in volunteering? If game nights don't catch on, we can re-evaluate.*

Q. Can we add fountains to our lakes?

***A.** We learned many of our lakes aren't deep enough to support a fountain (especially during a drought) since they get clogged and are very expensive to repair. We currently have a few fountains, and they break down often and take weeks to repair.*

Q. Why doesn't my barcode sticker work all the time at the front gate?

***A.** It seems the Sunlight and rain affect its sensitivity. I have learned that getting closer to the barcode reader helps a lot! Soon, we will have License plate reading cameras, so you won't need a barcode sticker!*

Q. Are we using QR codes now?

***A.** Yes, you can! When you are adding a visitor to your EntranceIQ app, it will ask if you would like to send a QR Code. If you select "yes," you can send it by text or email. Your visitor will receive the QR code advising them to show it to the guard with their I.D. The Guard uses a handheld scanner, so it's a much faster process! We are not ready to use the Kiosk yet, but will be soon! The Kiosk will allow the guard to patrol the community instead of being confined to the guard house at night.*

Q. Where can I get my mailbox repaired or replaced?

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email: salesrep@naplessm.com

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HEAVY DUTY DESIGN
WILL NOT SPIN!!!



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COLOR BACK
WE WILL SPRAY A CHEMICAL
THAT WILL RESTORE
THE FADED BLACK MAILBOXES
BEFORE
&
AFTER
RESULTS WILL VARY
AND WE DO NOT
GUARANTEE
\$75.00 PER MAILBOX

PAINT POLES
INCLUDES BASE, POST, BRACKET & BALL FINIAL

WE WILL PAINT THE POLES ON-SITE
USING A HIGH GRADE PAINT SYSTEM
PAINT COLOR WILL BE SATIN BLACK

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\$250.00 PER MAILBOX INSTALL BRACKET
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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

2026 BRIARWOOD APPROVED VENDOR LIST***(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