

NOTICE

WINDSTAR ON NAPLES BAY MASTER ASSOCIATION, INC.

ELECTION MEETING

MARCH 27, 2026

11:00 AM AT THE WINDSTAR ON NAPLES BAY CLUBHOUSE

Pursuant to Section 3.4.2 of the Association Bylaws, Windstar Master on Naples Bay Master Association, Inc., will hold its Annual Election Meeting at 11:00 AM on Friday, March 27, 2026, for the purpose of electing Directors. All ballots will be counted at this meeting. There will be no voting at the Annual Meeting, which will be held the next business day (March 30th). The agenda for the meeting will be as follows:

- Call to order
- Determination of Quorum
- Call for additional nominations
- Discussion of candidates
- Call for ballots
- Counting of ballots
- Preparation of Election Committee Report
- Adjournment

The Election Meeting is an open meeting of Unit Owners, however the results of the ballot count will not be announced. A report of the election results will be prepared by members of the election committee and presented to the Unit Owner's at the Annual Meeting held the next business day, on Monday, March 30th, at 3:00PM.

NOTE

State statutes require that you consent to participate in online voting. The Board prefers that online voting is used as it saves the community time and money. Please submit your consent and ballot at <https://windstaronnaplesbay.ivotehoa.com/>

NOTICE OF ANNUAL MEETING OF THE WINDSTAR ON NAPLES BAY MASTER ASSOCIATION, INC.

TO ALL OWNERS:

YOU ARE HEREBY NOTIFIED that the Annual Meeting of the Unit Owners of Windstar on Naples Bay Master Association, Inc., is scheduled for the 30th day of March, 2026, at 3:00 P.M., in the Dining Room at the Windstar Club, 1700 Windstar Blvd., Naples, FL 34112 and via Zoom. The Annual Meeting of the Association will be held for the purpose of conducting the lawful business of the Association. An identification of agenda items is as follows.

- Determination of Quorum - Call to Order
- Proof of Notice of Meeting
- Approval of Minutes of the last Unit Owners meeting
- Reports of Officers
- Committee Reports
- Election Results
- Adjournment

Thirty three percent (33%) of all Association Members (a "quorum") must be present, in person or by proxy at the meeting, in order for the business to be conducted. It is VERY IMPORTANT that you either attend or provide a proxy in order for any vote taken at this Annual Meeting to be binding. DID YOU GET THE OPT IN / REGISTRATION EMAIL (sent on March 6th)? You should submit your proxy online – contact the Windstar Master Association, if you did not get the email. mitch@windstarmaster.com

NOTE: An organizational meeting of the Board of Directors will be held immediately following adjournment of the annual meeting for the purpose of electing officers, setting the date(s) of future meetings and such other business as may lawfully be conducted. If it is not held at that time, the organizational meeting must be held within ten (10) days and the directors present at the annual meeting shall decide the time and place, in which case notice will be given through further posting.

Monday, February 16, 2026



Candidate Questionnaire – Windstar Naples Bay Board of Directors

Please complete this form to be considered for a position on the HOA Board of Directors. Your responses will help the membership get to know you and your vision for the community.

Full Name Gary Alfonso

Neighborhood Yacht Harbor Cove

Resident Since (Year only) 2020

Residency Status Full-Time

Work Status Semi-Retired

Bio & Background Briefly describe your education, career, or life experiences that you feel would be valuable to the Board.

I bring a strong technical and business leadership background to the Windstar Master Board. I hold a technical school degree in electronics and built my career in the electronic security industry, including serving as a Branch Manager for Honeywell and later owning and operating my own security systems company in Connecticut. My experience includes negotiating complex contracts, leading large sales teams, and managing operations for commercial, hospital, and university clients. I would bring a practical, solution-oriented perspective to board discussions and decision-making.

Community Involvement

Please list any Windstar committees, clubs, or activities you have been involved with that help you understand the community's needs.

Southpointe Marina- Past Director
Yacht Harbor Cove- Current Vice President
Fiber Committee
ARC-Liaison

Motivation & Areas of Interest

Why do you want to serve on the Board? Do you have a specific area of interest (e.g., Finance, Grounds, Security, Strategic Planning) where you feel you could contribute most?

I want to serve on the board because I care about the safety, stability, and long-term well-being of the Windstar community. Having spent my career in the electronic security industry, security is the area where I feel I can contribute most. I am particularly interested in helping the association evaluate and oversee security systems, vendors, and procedures to ensure they are effective, up to date, and appropriate for a community of Windstar's size and profile. My goal would be to bring a practical, experienced perspective to discussions around security while supporting decisions that help residents feel safe and confident in their community.

Vision for the Future

What do you believe should be the top priority for the Association over the next three years to keep our community attractive and thriving?

I think the most important priority for the association over the next few years is making sure Windstar continues to look well cared for and financially sound while planning ahead rather than reacting. That means staying on top of maintenance and infrastructure, protecting reserves, and making smart decisions that preserve property values and the overall feel of the community. If we keep a long-term view and focus on consistent upkeep, clear communication, and responsible spending, Windstar will remain a place people are proud to live and invest in

Additional Details (Optional)

Please use this space to provide any additional background, detailed policy ideas, or other information you would like the membership to consider.

I don't come to this with a specific policy agenda, but rather a willingness to listen, learn, and contribute where my experience is most relevant. Given my background in security, I would be interested in helping the association periodically review security practices, technology, and vendors to ensure they continue to meet the needs of Windstar as it evolves. I also value collaboration and open communication, and I believe thoughtful discussion and measured decision-making are key to maintaining a community that residents feel safe in, proud of, and confident investing in for the long term.

Address

1717 Gulfstar Drive S, Unit 201
Naples, Florida, 34112

Candidate Acknowledgement

If elected, I understand that I will be expected to attend Board meetings and potentially serve as a liaison to standing committees.

Accepted

Signature



Date

Monday, February 16, 2026

Wednesday, February 11, 2026



Candidate Questionnaire – Windstar Naples Bay Board of Directors

Please complete this form to be considered for a position on the HOA Board of Directors. Your responses will help the membership get to know you and your vision for the community.

Full Name Doug Carey

Neighborhood Marina Cove

Resident Since (Year only) 2021

Residency Status Seasonal (Approximate number of months per year)

If you selected 'Seasonal', please specify the approximate number of months per year you reside here. 7

Work Status Retired

Bio & Background Briefly describe your education, career, or life experiences that you feel would be valuable to the Board.

Retired global consulting actuary. Strong background in finance and insurance. Extensive expertise with financial models.

Community Involvement

Please list any Windstar committees, clubs, or activities you have been involved with that help you understand the community's needs.

Windstar Board of Directors since 2022. Lake committee liaison since 2025. Marina Cove Board of Directors since 2025.

Motivation & Areas of Interest

Why do you want to serve on the Board? Do you have a specific area of interest (e.g., Finance, Grounds, Security, Strategic Planning) where you feel you could contribute most?

I enjoy being involved in the community and help steer its direction. My background in finance, insurance and technology can be helpful.

Vision for the Future

What do you believe should be the top priority for the Association over the next three years to keep our community attractive and thriving?

Continue to invest to make Windstar one of the most desirable communities in Naples. Manage costs to ensure that we are careful and prudent with owners' money.

Additional Details (Optional)

Please use this space to provide any additional background, detailed policy ideas, or other information you would like the membership to consider.

I think we should explore establishing an alliance with one more or more real estate brokers to promote our community.

Address

5070 Yacht Harbor Circle #203
Naples, FL, 34112

Candidate Acknowledgement

If elected, I understand that I will be expected to attend Board meetings and potentially serve as a liaison to standing committees.

Accepted

Signature**Date**

Wednesday, February 11, 2026

Tuesday, February 10, 2026



Candidate Questionnaire – Windstar Naples Bay Board of Directors

Please complete this form to be considered for a position on the HOA Board of Directors. Your responses will help the membership get to know you and your vision for the community.

Full Name Charlotte Diehl Young

Neighborhood Regatta and Marina Cove

Resident Since (Year only) 2021

Residency Status Seasonal (Approximate number of months per year)

If you selected 'Seasonal', please specify the approximate number of months per year you reside here. 7

Work Status Working

Bio & BackgroundBriefly describe your education, career, or life experiences that you feel would be valuable to the Board.

I currently serve as Vice President and General Counsel of the National Audubon Society, and over the course of 40 years as a practicing attorney I've developed skills directly relevant to this role, including corporate and board governance, nonprofit law, real estate, compliance, risk management, and strategic planning. I have also taught as a law school professor and spent the past 15 years working in the environmental conservation field.

Here at Windstar, I've introduced several friends from the Washington, DC area to the community and helped them find homes, a reflection of how strongly I value and enjoy being part of this place.

Community Involvement

Please list any Windstar committees, clubs, or activities you have been involved with that help you understand the community's needs.

I am currently on the Keywaddin Committee and Regatta Board (also on the HOA board of our home in Delaware). Formerly on the Fitness Committee. Member of the Bike Club. I have chaired and served on numerous boards in my career, mostly in the DC area: FreshFarm Farmers Markets (Chair); Legal Clinic for the Homeless; Westmoreland Children's Center (Chair); Planned Parenthood; The Hill Center; Nonprofit Compliance Professionals (founding member); and New Endeavors By Women (Chair). I am an active member of the Naples Botanical Garden, the SW Everglades Audubon, and the Conservancy of SW FL.

Motivation & Areas of Interest

Why do you want to serve on the Board? Do you have a specific area of interest (e.g., Finance, Grounds, Security, Strategic Planning) where you feel you could contribute most?

My primary areas of interest are Keywaddin, Finance, and Strategic Planning. I want to serve as a way of giving back to this exceptional community and to play an active role in its governance. Keywaddin—our greatest amenity, in my view—deserves thoughtful stewardship so it can continue to serve residents today and be preserved for future generations.

I am equally committed to ensuring the Master Association remains financially strong, using its resources wisely and spending with care and intention. I'm also eager to help shape the long-term strategic direction of the Master so it can continue meeting the evolving needs of our community at the highest level.

Vision for the Future

What do you believe should be the top priority for the Association over the next three years to keep our community attractive and thriving?

Financial stability—including strong hurricane preparedness—is essential for our community. We need to thread the needle carefully: building adequate reserves for the future while keeping dues increases to a minimum. I'm also deeply supportive of the important work being done by the Pond Committee, especially around midge control, which directly affects our daily enjoyment of Windstar.

More broadly, the Master Association shapes the experience of every resident and visitor from the moment they enter the front gate. I fully support its commitment to preserving Windstar as a place of beauty, pride, and exceptional quality of life.

Additional Details (Optional)

Please use this space to provide any additional background, detailed policy ideas, or other information you would like the membership to consider.

The outdoor experience our residents enjoy—from the landscaping and sidewalks to the walking and biking lanes and even the wildlife—is a defining part of life here. Many of us chose this community because we value spending time outside, and the Master Association plays a central role in shaping and maintaining that experience. As a Board member, I would be committed to preserving and enhancing these shared spaces through thoughtful, responsible financial stewardship.

Address

2472 Breakwater Way, APT 11-101
Naples, Florida, 34112

Candidate Acknowledgement

If elected, I understand that I will be expected to attend Board meetings and potentially serve as a liaison to standing committees.

Accepted

Signature



Date

Tuesday, February 10, 2026

Thursday, February 12, 2026



Candidate Questionnaire – Windstar Naples Bay Board of Directors

Please complete this form to be considered for a position on the HOA Board of Directors. Your responses will help the membership get to know you and your vision for the community.

Full Name George Elkins

Neighborhood Somerset

Resident Since (Year only) 2005

Residency Status Seasonal (Approximate number of months per year)

If you selected 'Seasonal', please specify the approximate number of months per year you reside here. 6

Work Status Retired

Bio & Background Briefly describe your education, career, or life experiences that you feel would be valuable to the Board.

Winchendon School > Susquehanna Univ.
 I started work with a family investment banking firm and became a member of the Philadelphia Stock exchange and went on to become a member of the New York Stock Exchange working on the trading floor. When I moved to N.H. I bought a sporting goods business and ran it for 15 years. When I sold the sports business I invested in commercial and residential properties until I retired.

Community Involvement Please list any Windstar committees, clubs, or activities you have been involved with that help you understand the community's needs.

I served on the House Committee and the Finance Committee of the club for a number of years. I also served on the Finance Committee of the Master Assoc..

Motivation & Areas of Interest Why do you want to serve on the Board? Do you have a specific area of interest (e.g., Finance, Grounds, Security, Strategic Planning) where you feel you could contribute most?

I have been active in clubs most of my life. At Huntingdon Valley C.C. I was chair of trap shooting and was also on the membership committee. At Winter Harbor Yacht Club I was chair of the bylaws committee and the membership committee. I was on the Board and was Commodore. At Bald Peak C.C. I ran the House Committee for a number of years, was on membership, and was VP of the Board. I was also chair of the Centennial Committee which planed a gala party for 500.

Vision for the Future What do you believe should be the top priority for the Association over the next three years to keep our community attractive and thriving?

To see that owners' rights are not infringed on and to see that the Association remains strong financially. Also to plan on the future needs of the Association and plans for financing for them.

Additional Details (Optional)

Please use this space to provide any additional background, detailed policy ideas, or other information you would like the membership to consider.

Volunteering has been a big part of my life. I was a very active volunteer firefighter and instructor for 50 years. I served on the town budget committee for 6 years, 3 as chair, and was also a selectman for 3 years. I also was on the board of the Winchendon School for 25 years.

Address

2196 Paget Cir
Naples, Florida, 34112-4207

Candidate Acknowledgement

If elected, I understand that I will be expected to attend Board meetings and potentially serve as a liaison to standing committees.

Accepted

Signature**Date**

Thursday, February 12, 2026

Thursday, February 5, 2026



Candidate Questionnaire – Windstar Naples Bay Board of Directors

Please complete this form to be considered for a position on the HOA Board of Directors. Your responses will help the membership get to know you and your vision for the community.

Full Name Gregory Hannon

Neighborhood Windward Cay

Resident Since (Year only) 2004

Residency Status Seasonal (Approximate number of months per year)

If you selected 'Seasonal', please specify the approximate number of months per year you reside here. 8

Work Status Retired

Bio & Background Briefly describe your education, career, or life experiences that you feel would be valuable to the Board.

- Licensed Illinois Professional Land Surveyor
- CEO/President Chicago Guarantee Survey Company 1992-2010
- Elected Village of Tinley Park Council Member 1987-2015
Supervising Planning Dept., Building Dept., and Community Development
- Chairman of Planning Commission Village of Tinley Park 1983-1987
- Industrial Commercial Committee Member Village of Tinley Park 1979-1983
- Planning and Design Committee Member - building St. Stephen Deacon Martyr Catholic Church 2000

Community Involvement

Please list any Windstar committees, clubs, or activities you have been involved with that help you understand the community's needs.

- Windstar Architectural Review Committee Chairman 2023-present
- Windstar Architectural Review Committee Member 2020-2023
- Windward Cay HOA President 2005-2019

Motivation & Areas of Interest

Why do you want to serve on the Board? Do you have a specific area of interest (e.g., Finance, Grounds, Security, Strategic Planning) where you feel you could contribute most?

- To insure the continuation of the Board's sound financial management, operational oversight of beautification and maintenance of common areas in Windstar.
- Motivation for continued communications between the Windstar Master and the Windstar Club Boards.
- Interest in Security, Planning and Long-Term Goals.

Vision for the Future

What do you believe should be the top priority for the Association over the next three years to keep our community attractive and thriving?

- 3-5 year plan
- Security
- Strong Financial Planning

Additional Details (Optional)

Please use this space to provide any additional background, detailed policy ideas, or other information you would like the membership to consider.

- Golf Member since 2004
- Married (Cathy) 51 years
- Continued enhancement of the common areas in Windstar with attention to roadways, sidewalks and plantings.
- Support and reinforce our efforts to keep Keewaydin Island a natural resource and treasured amenity for our community.

Address

4650 Yacht Harbor Dr. unit 114
Naples, FL, 34112

Candidate Acknowledgement

If elected, I understand that I will be expected to attend Board meetings and potentially serve as a liaison to standing committees.

Accepted

Signature**Date**

Thursday, February 5, 2026



Monday, February 9, 2026

Candidate Questionnaire – Windstar Naples Bay Board of Directors

Please complete this form to be considered for a position on the HOA Board of Directors. Your responses will help the membership get to know you and your vision for the community.

Full Name Don Romoser

Neighborhood Clipper Cove

Resident Since (Year only) 2013

Residency Status Full-Time

Work Status Retired

Bio & Background Briefly describe your education, career, or life experiences that you feel would be valuable to the Board.

Miami University, Oxford, OH, BS Business Finance
Automotive Industry Executive

I have an extensive background in philanthropic and community involvement. I have been a school board member in Illinois; President of an Educational Foundation in California; a YMCA Board Member in Arkansas; President, and various other roles, in Connecticut PTA; a National PTA Board Member; a Scoutmaster of a large Boy Scout Troop; and have participated in numerous boards and commissions at local, State and National levels.

Community Involvement

Please list any Windstar committees, clubs, or activities you have been involved with that help you understand the community's needs.

Current
Windstar Master Association, Vice President (current), Treasurer (past)
Clipper Cove HOA Board
Bayshore Gateway Triangle CRA Board Member
Boys & Girls Club of Ridgefield (CT), Chairman, Board of Directors
National PTA State Presidents Club, Secretary/Treasurer
Golf Member, Wine Club, Bocce Player, Audubon
Past
Architectural Review Committee, Board Liaison
Fiber Optic Committee, Co-Chair

Motivation & Areas of Interest

Why do you want to serve on the Board? Do you have a specific area of interest (e.g., Finance, Grounds, Security, Strategic Planning) where you feel you could contribute most?

I believe my involvement with the Windstar Master Association Board and Committees has offered me the insight and experience to understand our challenges and to continue to improve our community through hard work and collaboration.

Vision for the Future**What do you believe should be the top priority for the Association over the next three years to keep our community attractive and thriving?**

Our Board has done a wonderful job of placing our Association on firm financial footing with a solid plan for our future needs without significantly burdening our owners. Continuing that plan while improving our assets is the most important priority. The financial health of our Association directly affects all owners - both current and prospective.

Address

3828 Clipper Cove Drive
Naples, FL, 34112-4238

Candidate Acknowledgement

If elected, I understand that I will be expected to attend Board meetings and potentially serve as a liaison to standing committees.

Accepted

SignatureA handwritten signature in black ink, appearing to be 'R.D.' followed by a long, wavy horizontal line.**Date**

Monday, February 9, 2026