

2024 ANNUAL MEETING REPORT

Building and Grounds Committee

2023-2024 Committee Members:

Ken Ransby (Chair), Melinda Earle, Sandy Romoser, David Mahoney

Board Liaison: Lee Kraus

Committee Vision (what we ultimately want to achieve):

To be among the elite residential communities in Naples in terms of homeowner equity and property aesthetics.

Committee Mission (how we will get there):

- Significantly improve the “look” across Windstar’s common grounds through upkeep, replacement, and continuity.
- Communicate regularly with our stakeholders (communities, Club, Marina, and homeowners) concerning our strategies, key initiatives, and cost considerations
- Elevate the impression of the Master Association in the eyes of our stakeholders

2023-2024 Projects

Objectives:

- Cleanup from the devastating Hurricane Ian,
- Replanting where required, and
- Launching a new plan to improve the “flow” of landscaping across Windstar

Actions:

- The grounds were cleaned up by Expert Lawn Care, which we selected as our new landscape maintenance manager in 2023.
- Windstar’s Entrance and Windstar Boulevard have been beautifully renovated, which was our primary objective in 2022.
- Several months ago, we worked with Steve Pietrzyk of Expert Lawn Care to select a group of hardy and beautiful Florida plants to serve as our core for a new “look” across Windstar. We communicated this process to all owners, and planting is now virtually complete.
- Met with the Windstar community Presidents to outline our vision and describe the new landscaping “look.” The goal is to achieve a better flow across both Master and community properties.
- Uplighting repairs underway at main entrance and marina entry.

2024-2025 COMMITMENTS:

- Consider architectural guidance with regard to the development of a plan to improve security and appearance at the marina entry.
- Continue to manage exotics along buffers and mangrove preserves.
- Overlay and restripe Windstar roadways.

March 2024 Board Meeting Report

Keewaydin and Waterfront Committee

COMMITTEE:

Tom Engel, Irene Stoehr, Donna Lessard, Ed Murphy, John Miller
David Cattrell (Board Liaison), Dan Maruszczak (Captain, Mariner Services)

PURPOSE OR VISION OF COMMITTEE:

To ensure the preservation and improvement of an important “Windstar On Naples Bay” amenity, a key asset for the community. To liaise with Mariner Services and Captain regularly as provider of the Keewaydin shuttle operations.

2023-2024 PROJECTS:

- The committee continues to focus on maximizing use of boat and the island property
- Recommend requirements & use limitations to maximize ridership and slip use.
- Island Operations Improvements
 - o Exotics cleared and storm debris removed
 - o Dock repairs
- Private Boat use at Keewaydin Dock, Policy Recommended & Approved
- Boat Maintenance
 - o Mariner Services upkeep and repairs improves uptime.
- Lease 8 passenger cart
- Replace pull carts, Chairs & Umbrellas as needed
- Restored deck on Island and replaced chairs.
- Mariner Services introduced the Second Wind – 6 passenger private charter
- Called for a bathymetric survey of the main dock to the channel to track loss of depth.

RECENT ISSUES

- Club Member Incidents with Keewaydin Shuttle Crew
- No-Shows Remain and Impact Member Use of the Keewaydin Island Shuttle

2024 -2025 COMMITMENTS GOING FORWARD:

To maximize use and ridership and to investigate avenues and methods that can be utilized to offset costs. Focus on improvement and maintenance of the island amenity and structures. Consider waterfront and boat use alternatives to add value to the owners. Review booking processes and options. Replace signage as needed. Assist as directed by Board should the southern parcel opportunity be purchased by the Master Association.

2024 ANNUAL MEETING REPORT

Lakes Committee

ad-hoc committee of the Board

COMMITTEE MEMBERS:

Mary Jo Nolin (Chair), Fred Jahnig, Tina Davis, Joel Bleier, Jamie Williams

Denise Swanson (Master Board Liaison)

PURPOSE OR VISION OF COMMITTEE:

To make recommendations to the Board with regard to processes and service providers to maximize effective treatments for Windstar storm water retention ponds, primarily to maintain healthy (low) levels of nutrients and reduce the outbreaks of aquatic midge. To assess and report on littoral planting, weed, algae, fountain, and aerator systems for the lakes.

2023 - 2024 PROJECTS:

- Regular water testing to track salt levels in the ponds
- Regular water testing to track nutrient & oxygen levels
- Windstar-wide aeration review and maintenance
- Recommended application of Eutrosorb test to gauge effectiveness in reducing nutrient levels (pending lower salt levels)
- Annual fish stocking of insectivorous and bottom feeding species to control aquatic midge (on hold until salt levels correct)
- Regular and responsive control of algae blooms
- Continued implementation of the lake bank stabilization plan ~~Littoral plantings continue but are on hold until salt levels correct.~~
- Continue planting littorals where lake shelves and base materials allow to reduce erosion and trap nutrients and grass clippings close to land (when salt levels correct.)

2024 - 2025 COMMITMENTS GOING FORWARD:

To make recommendations to the Board to prolong the life of the storm water retention system by identifying sources and reducing the introduction of ~~the~~ nutrients.

To pursue and propose all options to control aquatic midge outbreaks and continue to recommend algae control and muck reduction methods.

To continue to monitor nutrient levels and search for other management and maintenance practices to restore our lakes to health and recommend any changes in practices to the Board.

Lake & Midge - Treatment Schedule & Explanations

*some scheduling suspended temporarily by salt levels due to Ian's surge but below represents usual program.

Product	Purpose	Lake	Application interval	Application Notes
SeClear	Algae Control	As Needed - Most lakes	Bi Monthly	Chelated Copper with Phoslock - binds nutrients and kills algae
Altosid	Midge Control	As Needed - Most lakes	Bi-Monthly	Insect Growth Regulator
Vectobac	Midge Control	As Needed - Most lakes	Monthly	Bti -Larvacide
SewperRX	Midge/Nutrient Control	1,5,7,8,9,10,16,20,22	Monthly	beneficial Bacteria which consume organics/nutrients. Leads to muck/nutrient reduction, which reduce Midge habitat
Eturosorb	Nutrient Reduction	As Needed - Most lakes	Annually/As needed	Binds phosphorous making it unavailable for algae growth.
BioBoost	Aeration Upgrade	Lake 8 & As Funded	24/7	Provides movement of water and oxygen to break down organics & avoids fish kills. Attracts beneficial bacteria
Tests	Water Quality Tracking	8 (x4), 3,5,7,9,11,20,22	Quarterly	Test: Total Phosphorous, T. Nitrogen, Chlorophyll - A, Electrical Conductivity & Temperature
Aerator Maintenance	Keep Systems functioning	All Lakes with aeration	Semi - Annually	Compressors serviced and bubblers cleaned
Littoral Service	Maintain plantings/weeds	All Lakes	Monthly	Pull lakeside weeds, plant littorals. Littoral plants grow at lake edge and take in nutrients and provide fish habitat
Fish Habitats	Provide fish habitat	8,16, 17, 23, 7, 15, 20	As needed	Artificial underwater structures to provide habitat for our stocked species of insectivorous fish.
Fish Stocking	Midge Control	All Lakes	Annually/As needed	to target Midge (not sport), Bluegill, Catfish, Gambusia. Habitats are reducing quantity/frequency of stockings
Muscovy Removal	Nutrient Reduction	All Lakes	As Needed	Muscovy impact native duck populations and in larger flocks can impact nutrients added to lakes

2024 ANNUAL MEETING REPORT

Communications Committee ad-hoc committee of the Board

COMMITTEE MEMBERS:

Kendra Cleary, Cheryl Mola

Holly Denis (Master Board Liaison)

PURPOSE OR VISION OF COMMITTEE:

To make recommendations to the Board with regard to communications between the Board and owners/members.

2023 - 2024 PROJECTS:

- Welcome Package for New Owners created.
- Utilized & Updated website, www.Windstarmaster.com
- Improved presentation of Newsletter as an inclusive instrument of all Board Committee Activities that showcase priorities, progress on projects with visual updates, & budgetary impact.
- Increased Frequency of Newsletters
- Maintained continuity in all Master Board communications to the community.
- Highlight Keewaydin Shuttle services and Island amenities.

2024 - 2025 COMMITMENTS GOING FORWARD:

- Newsletter as central communication piece
 - Photos, Articles, Special Interests, Reports, etc.
 - Quarterly / Flex - more updates as needed
- Continued updates to website
- New owner orientations
- Introductions of Front Entrance gate attendants and Keewaydin Shuttle staff/crew members
- Incorporate articles on Naples community projects that may impact Windstar
- Highlight more informative activities available to Windstar Residents (Bird & Wildlife walks, Sugden Park amenities)