

- **2<sup>nd</sup> Wind Charter Offering**

Mariner Services purchased a smaller craft holding up to six passengers to offer private cruises for Windstar residents and club members. Upon providing evidence of insurance, and with our permission, this boat is now docked on the Master Association's main dock. A copy of the rack card describing the range of possible private cruises is attached.

We suspected that the poor weather we have experienced since late October, and the fact that the upgraded Clubhouse has not been open for normal member activities, would depress interest in day trips to Keewaydin, evening specialty cruises on the KQ3, private cruises on the KQ3, and charters for the 2<sup>nd</sup> Wind. This has been the case. Captain Dan provided the following update on the demand for these outings.

*Regarding 2<sup>nd</sup> Wind, there has been practically no interest in private charters. **Everyone knows that the boat is available**; many take the rack cards and say what a great amenity it is for Windstar; but to date, there has not been one paid trip on the boat.*

- **Ridership on the Keewaydin Queen 3**

Captain Dan reports that we are down approximately 30% for day trips to the island. He believes that is largely attributed to the poor weather since October. If the weather improves over the next week, we expect that ridership will bounce back. The feedback on the improvements to our beach property over the summer has been generally positive.

Normal sunset trips are down over 50%, which was not expected. There have been beautiful evenings with no one booking a reservation. Also discouraging is the resistance of owners and club members to pay the increased \$400 **private** sunset cruise fee. To date, there have been only 4 private sunset cruises booked for this season (through May 1). Last year at this time, Dan reports that he had 14 private cruise reservations on the books. Owners and members have asked if he would honor the old price (\$300), and the vast majority tell him that they will not pay the increased cruise fee.

- **Dinner Cruise Reprise**

I asked Dan if he would consider taking an evening in February to "test drive" a well-publicized dinner cruise. If demand would warrant offering dinner cruises, then we would ask him to consider offering the cruises on a reduced schedule. He gave the suggestion a great deal of thought, and did some due diligence on the idea of reviving the dinner cruise in some form. His response follows:

*The dinner cruises were a financial disaster when offered two years ago. Mariner Services would need to secure commercial landing insurance for the next three months (~\$1,800). Additionally, new City of Naples ordinances were enacted two months ago prohibiting non-tenant commercial boat landings at City Dock. The only establishments that were receptive to our boat's landings were The Boathouse Restaurant, Kelly's Fish House, Syren (maybe), and Naples Bay Resort (maybe). The highest number of passengers on an evening over the six months that the dinner cruise was run, was 17. Most of the time, the passenger count was in the single digits.*

*He is very reluctant to repeat the trial this season.*

- **Silt and Sand Buildup – Windstar Main Dock to the Main Navigation Channel**

We engaged Coastal Engineering Consultants to do a Bathymetric Survey of the subsurface depths from Windstar to the main navigation channel. The survey was issued 1/3/2024, and compares the current depths to a similar survey done on 4/22/2013. A copy of the survey will be available for board members to examine at the 1/25/2024 board meeting.

We have provided the survey to Captain Dan, and we plan to discuss next steps before our February Board meeting. It is also attached here.

- **Additional Keewaydin Dock**

Captain Dan feels strongly that we should move forward in obtaining the necessary permitting for an additional finger dock off our adjacent lot on Keewaydin Island. His rationale:

- Current DEP officials appear to be prepared to approve the necessary permit(s);
- Windstar may lose the opportunity to construct an additional dock on the island if/when officials change;
- Obtaining a permit does not necessarily mean that the new finger dock needs to be constructed right away, but at least we would have permits in hand to proceed at a future date.

- **Boat Permits**

To date, we have issued 14 permits to residents, club and marina members.

- **Sunsets on the Dock**

Some Windstar residents are using both the KQ3 and the 2<sup>nd</sup> Wind at the main dock as a place to watch the sunset and socialize. Debris has been left behind on the boats such as beverage cans, and cigarette and cigar butts. This activity must stop immediately as it leaves a mess that Captain Dan and his crew have to clean up.

Attached:      2<sup>nd</sup> Wind Rack Card



## Welcome Aboard "Second Wind"

### Exclusive Special Pricing for Windstar Residents & Members!

#### **Private**

Dolphin Watching Cruises  
Eco-Tours by our Florida Master Naturalist  
Sunset Cruises  
Calm Bay Backwater Fishing  
City of Naples Sightseeing  
Specialty Cruises (Monthly Full Moon Cruise,  
Fireworks Cruise, Shelling, Lunch & Dinner Cruise  
-Upon Request)

*Sailing from the Windstar Main Dock*

Call Captain Dan at (239)776-4253 or  
email at [windstarboat@gmail.com](mailto:windstarboat@gmail.com)

### Windstar Resident & Member Private Cruise & Trip Pricing

*Dolphin Watching Cruise (2 hours) \$250*  
View dolphins in their natural habitat as we cruise  
the waters of Naples Bay and the Intracoastal  
Waterway. Great photo opportunities!

*Florida Naturalist Eco-Tour (2-1/2 hours) \$275*  
See the Rookery Bay Estuary as never before.  
Disembark on Keewaydin Island for a narrative on  
island plant and wildlife species.

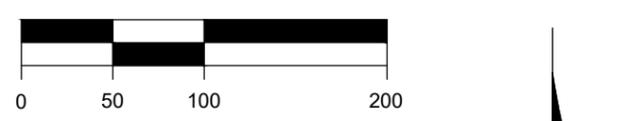
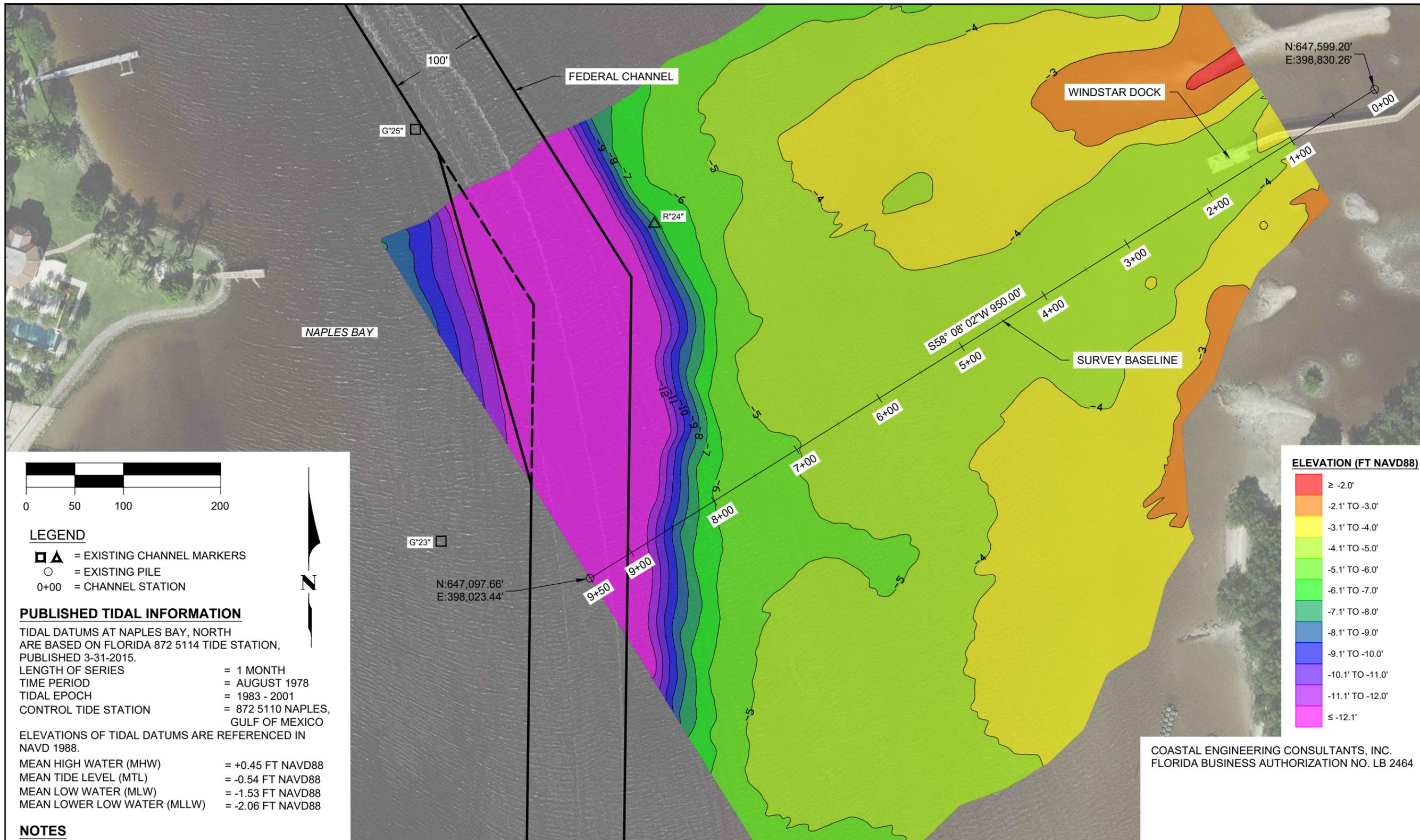
*Sunset Cruise (2 hours) \$250*  
Cruise through the calm waters of Naples Bay and  
Port Royal, arriving at Gordon Pass in time to view  
the sunset over the waters of the Gulf of Mexico.

*Calm Bay Backwater Fishing (3-1/2 hours) \$400*  
Fishing for snapper, sheepshead, redfish, trout,  
pompano and snook in the calm waters of Rookery  
Bay Estuary. Fishing licenses for 4 people, bait,  
tackle and ice are all provided.

*City of Naples Sightseeing (2 hours) \$250*  
Cruise the calm waters of Naples Bay, Port Royal  
and Aqualane Shores to view the City Downtown  
Area and America's most expensive and spectacular  
parcels of real estate.

*Specialty Cruises (2 hour minimum) \$125/hour*  
Full Moon Cruise, Fireworks Cruise, Shelling to  
Cape Romano Area, Lunch & Dinner Cruises. Call  
us for date and time availability.

*Pricing is trip price for entire boat. Six person maximum  
per trip plus United States Coast Guard Master Captain.  
Fully licensed and insured. Restroom facility on board.*



- LEGEND**
- ◻ ▲ = EXISTING CHANNEL MARKERS
  - = EXISTING PILE
  - 0+00 = CHANNEL STATION

**PUBLISHED TIDAL INFORMATION**

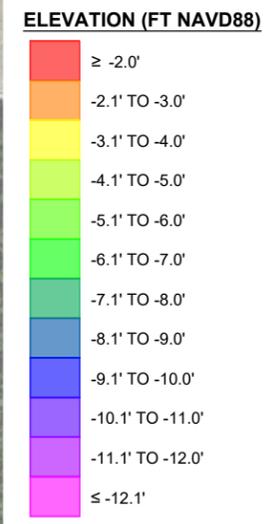
TIDAL DATUMS AT NAPLES BAY, NORTH ARE BASED ON FLORIDA 872 5114 TIDE STATION, PUBLISHED 3-31-2015.

LENGTH OF SERIES = 1 MONTH  
 TIME PERIOD = AUGUST 1978  
 TIDAL EPOCH = 1983 - 2001  
 CONTROL TIDE STATION = 872 5110 NAPLES, GULF OF MEXICO

ELEVATIONS OF TIDAL DATUMS ARE REFERENCED IN NAVD 1988.

MEAN HIGH WATER (MHW) = +0.45 FT NAVD88  
 MEAN TIDE LEVEL (MTL) = -0.54 FT NAVD88  
 MEAN LOW WATER (MLW) = -1.53 FT NAVD88  
 MEAN LOWER LOW WATER (MLLW) = -2.06 FT NAVD88

- NOTES**
1. BATHYMETRIC SURVEY COMPLETED BY COASTAL ENGINEERING CONSULTANTS, INC., ON 12/27/2023.
  2. PLANE COORDINATES ARE BASED ON THE TRANSVERSE MERCATOR PROJECTION FOR THE EAST ZONE OF FLORIDA AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83).
  3. ELEVATIONS SHOWN HEREON ARE IN FEET AND TENTHS AND REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). REFERENCE BENCHMARK Y250, PID# AD1233, ELEV. = +7.94' NAVD88 WAS PREVIOUSLY USED TO ESTABLISH PROJECT BENCHMARKS; SET PKD STAMPED CEC LB 2464, N: 647,501.08, E: 403323.84, ELEV. = +6.08' NAVD88 AND SIRC STAMPED CEC TRAV PT LB 2464, N: 643,567.46, E: 398,729.21, ELEV. = +2.45' NAVD88. REFERENCE BENCHMARK Y250, PID# AD1233, HAS SINCE BEEN DESTROYED.
  4. TIDAL REDUCTIONS WERE OBTAINED UTILIZING REAL-TIME KINEMATIC GPS AND REFERENCED TO NAVD88.
  5. SURVEY ACCURACY STANDARDS, QUALITY CONTROL, AND QUALITY ASSURANCE REQUIREMENTS WERE FOLLOWED DURING THIS SURVEY IN ACCORDANCE WITH USACE EM 1110-2-1003, HYDROGRAPHIC SURVEYING MANUAL, 11/30/2013.
  6. INFORMATION SHOWN HEREON REFLECTS CONDITIONS AS THEY EXISTED ON THE SURVEY DATE SHOWN AND CAN ONLY BE CONSIDERED INDICATIVE OF CONDITIONS AT THAT TIME.
  7. AERIAL PHOTOGRAPHY OBTAINED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION, DATED 2021.
  8. FEDERAL CHANNEL LINEWORK OBTAINED FROM USACE EHYDRO DATABASE.



COASTAL ENGINEERING CONSULTANTS, INC.  
 FLORIDA BUSINESS AUTHORIZATION NO. LB 2464

RICHARD J. EWING, V.P.  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 5295  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
 CEC FILE NO. 23.356  
 DATE OF FIELD SURVEY: 12/27/2023  
 DATE OF SIGNATURE:

DATE:	1/3/2024	SCALE:	AS NOTED
DRAWN:	GVT/FB	CHECKED:	RJE/JG
SEC:	TWP:	ACAD NO:	23356 Bathym Survey.dwg
REF. NO:		NO.	23.356
BY:		DATE:	
REVISION DESCRIPTION:			

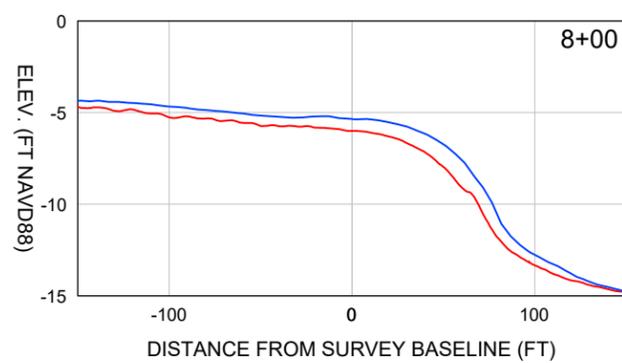
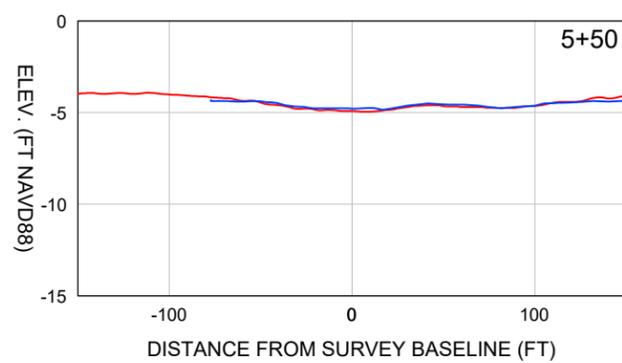
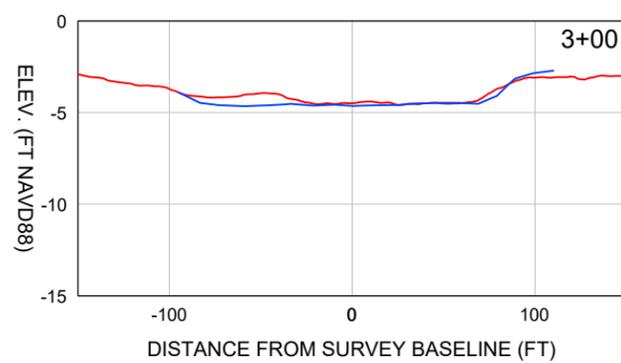
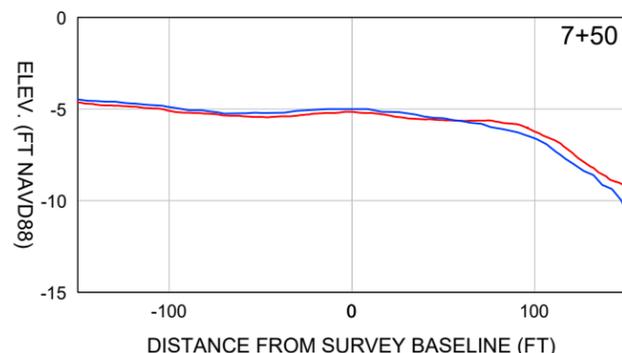
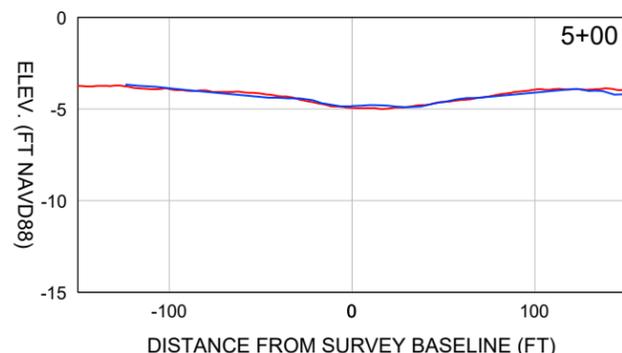
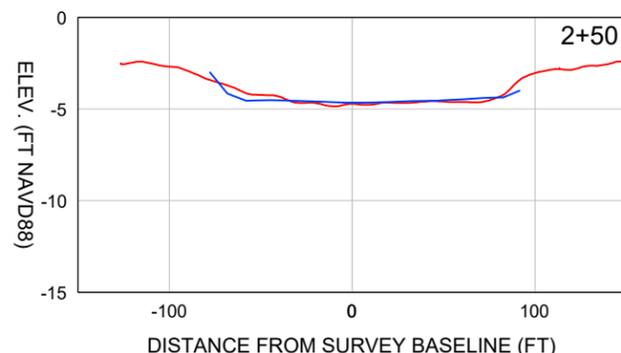
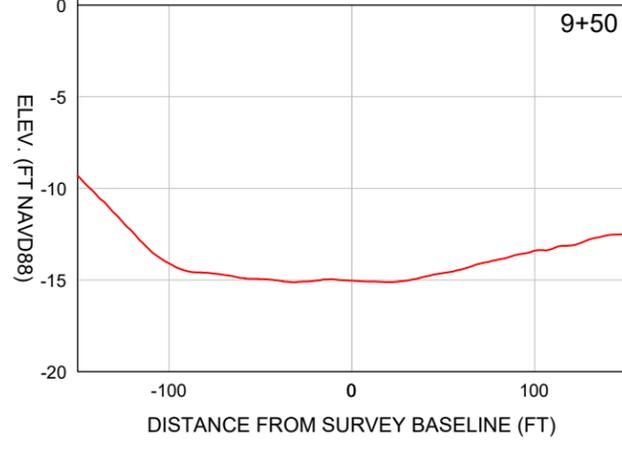
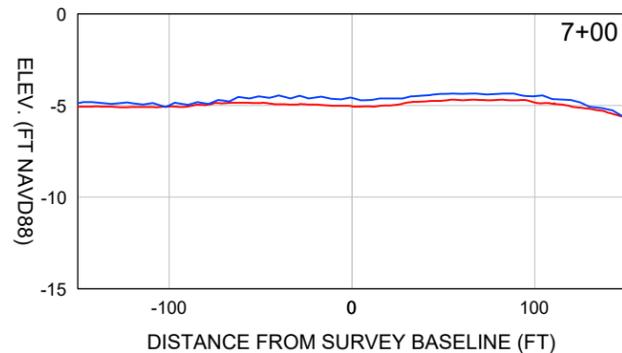
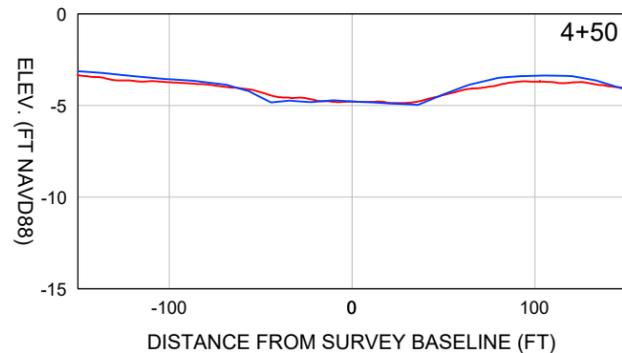
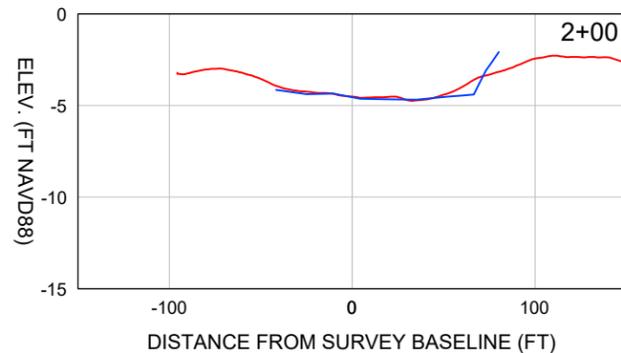
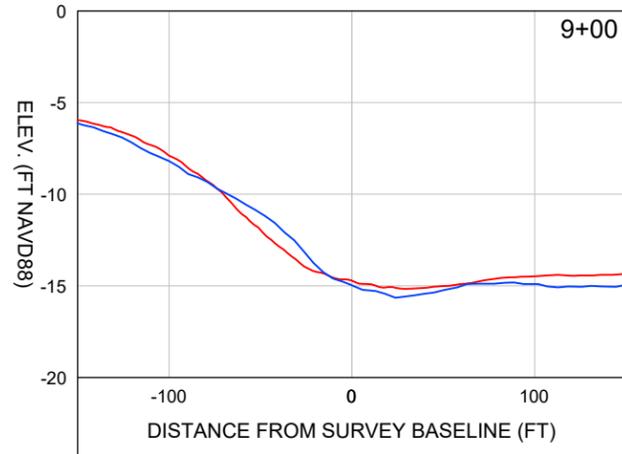
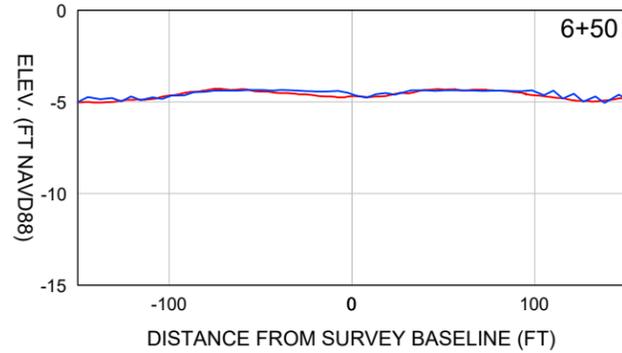
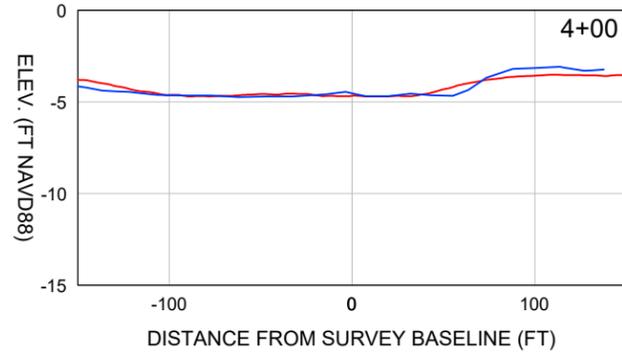
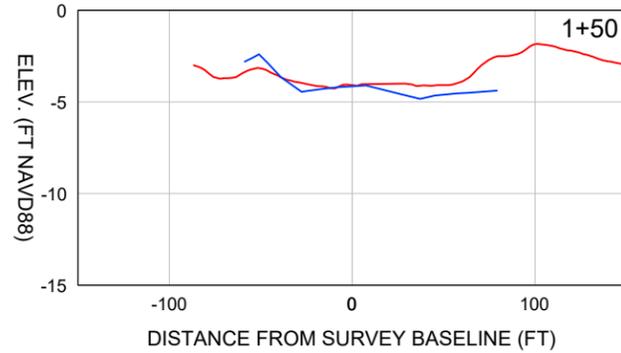
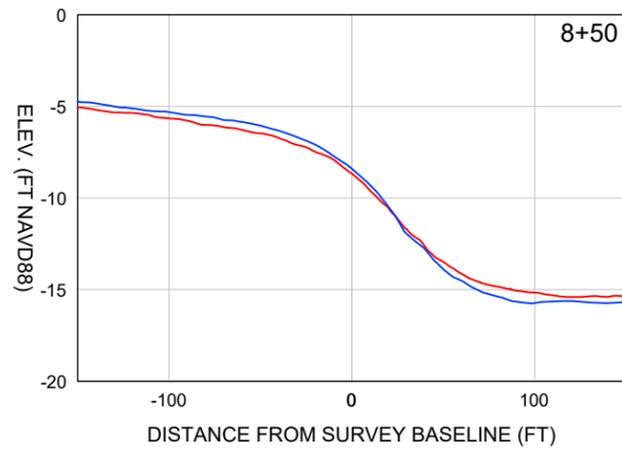
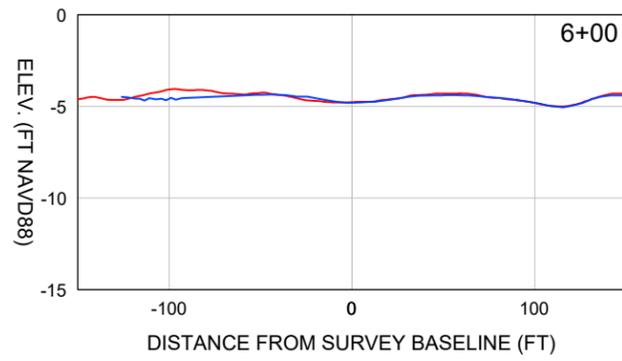
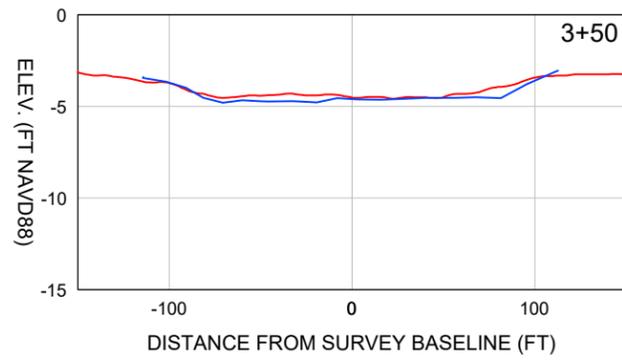
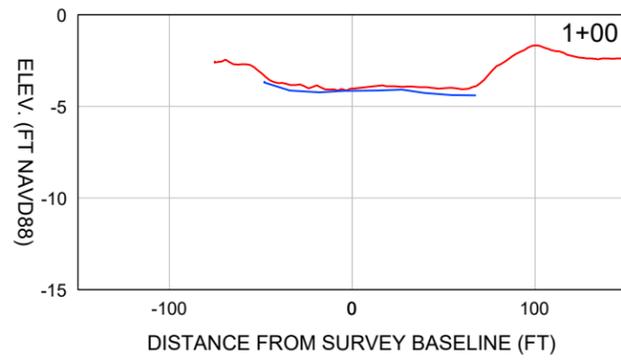
CLIENT: WINDSTAR ON NAPLES BAY MASTER ASSOCIATION  
 TITLE: BATHYMETRIC SURVEY EXHIBIT PLAN VIEW

COASTAL ENGINEERING CONSULTANTS, INC.  
 ENVIRONMENTAL SERVICES  
 GEOLOGICAL SERVICES  
 SURVEY AND MAPPING

PHONE: (239)643-2324  
 FAX: (239)643-1143  
 www.coastalengineering.com  
 E-Mail: info@cecill.com

Serving Florida Since 1977  
 28421 BONITA CROSSINGS BLVD.  
 BONITA SPRINGS, FLORIDA 34135

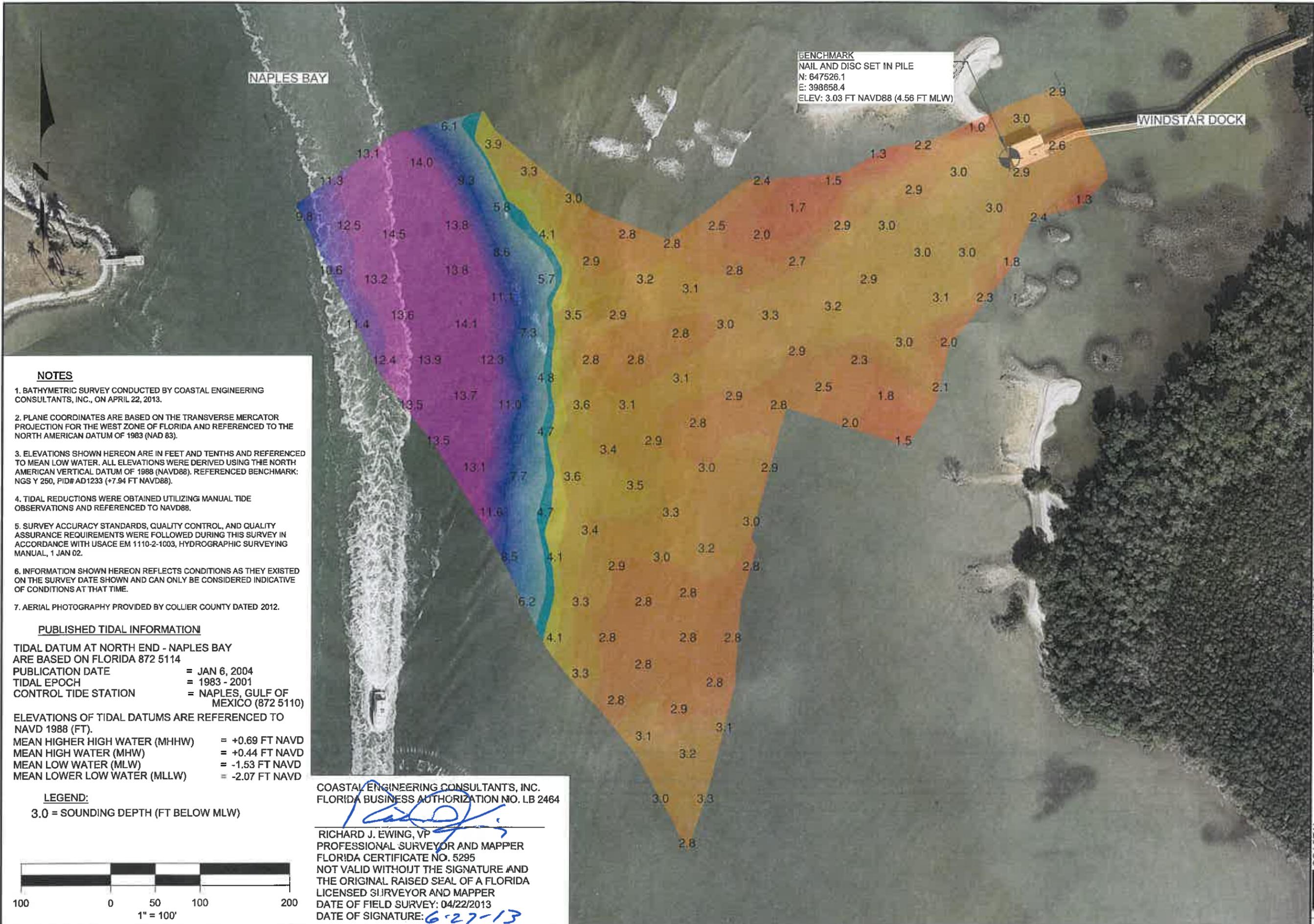
SHEET 1  
 FILE NO.: 23356-BATHY-1



**LEGEND**  
 — 4/22/2013 SURVEY  
 — 12/27/2023 SURVEY

**SCALE**  
 H: 1" = 100'  
 V: 1" = 10'

DATE: 1/9/2024		SCALE: AS NOTED	
DRAWN: GVT/FB.	CHECKED: RJE/JG.	ACAD NO: 23356 Bathym Survey.dwg	REF. NO. 23.356
SEC.	TWP.	RNG.	NO.
CLIENT: WINDSTAR ON NAPLES BAY MASTER ASSOCIATION			BY:
TITLE: BATHYMETRIC SURVEY EXHIBIT CROSS SECTIONS			DATE:
COASTAL AND MARINE ENGINEERING ENVIRONMENTAL SERVICES GEOLOGICAL SERVICES SURVEY AND MAPPING			REVISION DESCRIPTION:
PHONE: (239)643-2324 FAX: (239)643-1143 www.coastalengineering.com E-Mail: info@cecill.com			
COASTAL ENGINEERING CONSULTANTS INC. Serving Florida Since 1977 28421 BONITA CROSSINGS BLVD. BONITA SPRINGS, FLORIDA 34135			
SHEET 2			
FILE NO.: 23356-BATHY-2			



**NOTES**

1. BATHYMETRIC SURVEY CONDUCTED BY COASTAL ENGINEERING CONSULTANTS, INC., ON APRIL 22, 2013.
2. PLANE COORDINATES ARE BASED ON THE TRANSVERSE MERCATOR PROJECTION FOR THE WEST ZONE OF FLORIDA AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83).
3. ELEVATIONS SHOWN HEREON ARE IN FEET AND TENTHS AND REFERENCED TO MEAN LOW WATER. ALL ELEVATIONS WERE DERIVED USING THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). REFERENCED BENCHMARK: NGS Y 250, PID# AD1233 (+7.94 FT NAVD88).
4. TIDAL REDUCTIONS WERE OBTAINED UTILIZING MANUAL TIDE OBSERVATIONS AND REFERENCED TO NAVD88.
5. SURVEY ACCURACY STANDARDS, QUALITY CONTROL, AND QUALITY ASSURANCE REQUIREMENTS WERE FOLLOWED DURING THIS SURVEY IN ACCORDANCE WITH USACE EM 1110-2-1003, HYDROGRAPHIC SURVEYING MANUAL, 1 JAN 02.
6. INFORMATION SHOWN HEREON REFLECTS CONDITIONS AS THEY EXISTED ON THE SURVEY DATE SHOWN AND CAN ONLY BE CONSIDERED INDICATIVE OF CONDITIONS AT THAT TIME.
7. AERIAL PHOTOGRAPHY PROVIDED BY COLLIER COUNTY DATED 2012.

**PUBLISHED TIDAL INFORMATION**

TIDAL DATUM AT NORTH END - NAPLES BAY ARE BASED ON FLORIDA 872 5114

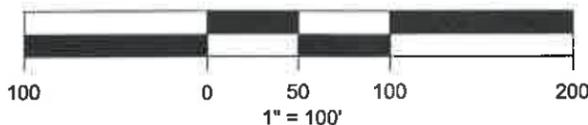
PUBLICATION DATE = JAN 6, 2004  
 TIDAL EPOCH = 1983 - 2001  
 CONTROL TIDE STATION = NAPLES, GULF OF MEXICO (872 5110)

ELEVATIONS OF TIDAL DATUMS ARE REFERENCED TO NAVD 1988 (FT).

MEAN HIGHER HIGH WATER (MHHW) = +0.69 FT NAVD  
 MEAN HIGH WATER (MHW) = +0.44 FT NAVD  
 MEAN LOW WATER (MLW) = -1.53 FT NAVD  
 MEAN LOWER LOW WATER (MLLW) = -2.07 FT NAVD

**LEGEND:**

3.0 = SOUNDING DEPTH (FT BELOW MLW)



COASTAL ENGINEERING CONSULTANTS, INC.  
 FLORIDA BUSINESS AUTHORIZATION NO. LB 2464

*Richard J. Ewing*  
 RICHARD J. EWING, VP  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 5295  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
 DATE OF FIELD SURVEY: 04/22/2013  
 DATE OF SIGNATURE: 6-27-13

**BENCHMARK**  
 NAIL AND DISC SET IN PILE  
 N: 647526.1  
 E: 398658.4  
 ELEV: 3.03 FT NAVD88 (4.56 FT MLW)

DATE	05/19/2013	SCALE	1" = 100'
DRAWN	BDC	FILE	B555
CHECKED	RJE	PG.	56
SEC.	TWP.	RNG.	
ACAD NO.	13018 WINDSTAR.DWG		
REF. NO.	13.018	NO.	
BY		DATE	
REVISION DESCRIPTION			

CLIENT: WINDSTAR MASTER ASSOCIATION  
 TITLE: WINDSTAR SOUTH DOCK LYING ADJACENT TO WINDSTAR SUBDIVISION. (PLAT BOOK 14, PG 11-15)  
 COLLIER COUNTY, FL

CIVIL ENGINEERING SURVEY & MAPPING  
 COASTAL ENGINEERING REAL ESTATE APPRAISAL PLANNING SERVICES  
 PHONE: (239)643-2324  
 FAX: (239)643-1143  
 www.coastalengineering.com  
 E-Mail: info@ceatf.com

COASTAL ENGINEERING CONSULTANTS, INC.  
 A CECA GROUP COMPANY  
 Serving Florida Since 1977  
 3106 SOUTH HORSESHOE DRIVE  
 NAPLES, FLORIDA 34104

SHEET 1  
 FILE NO.: 13.018