

- **2nd 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 2nd Wind. This has been the case. Captain Dan provided the following update on the demand for these outings.

*Regarding 2nd 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 2nd 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: 2nd 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

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.

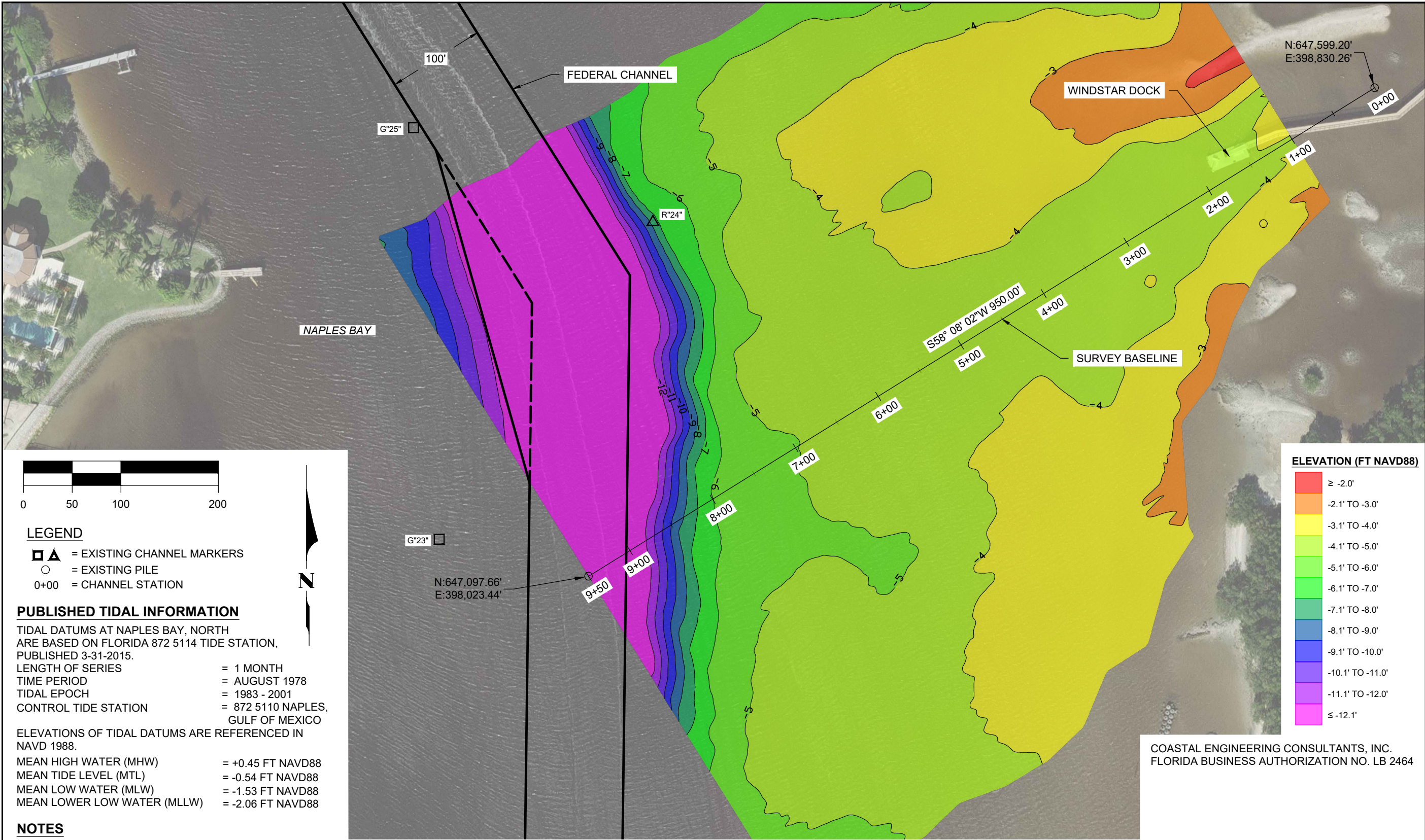
Sunset Cruise (2 hours) \$250
Cruise through the calm waters of Naples Bay and
Port Royal, arriving at Gordon Pass in time to view
the sunset over the waters of the Gulf of Mexico.

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.

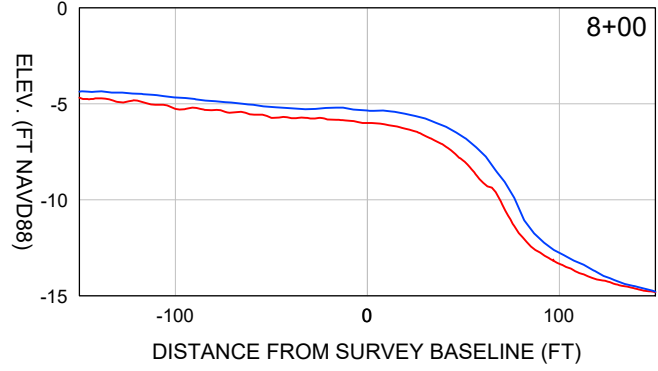
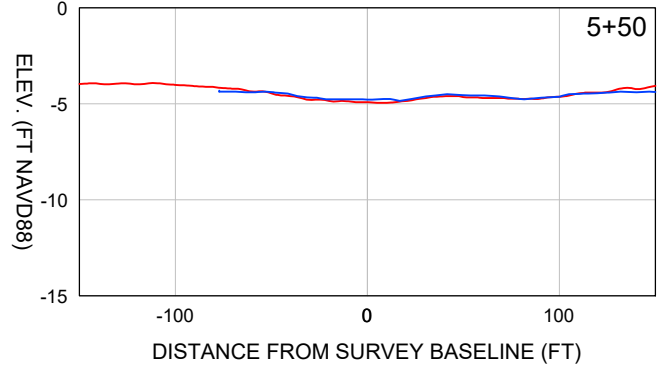
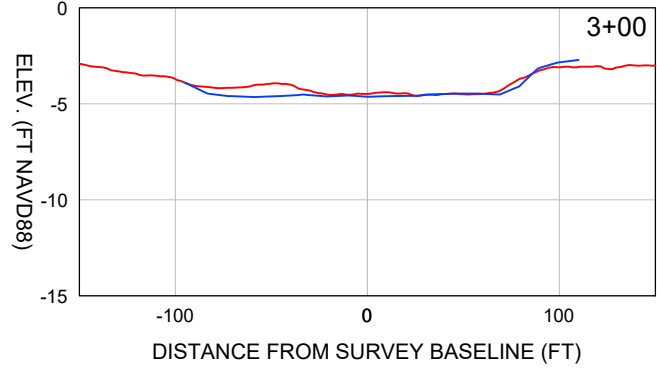
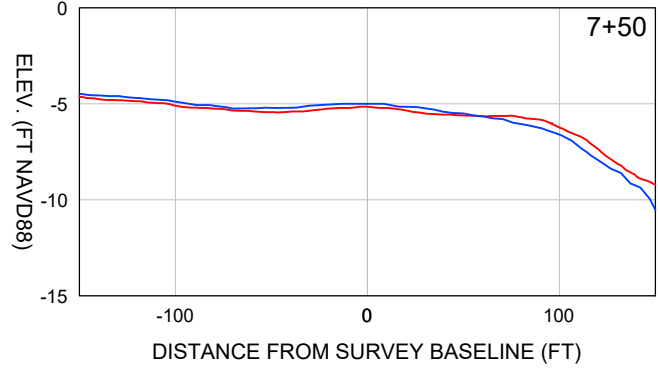
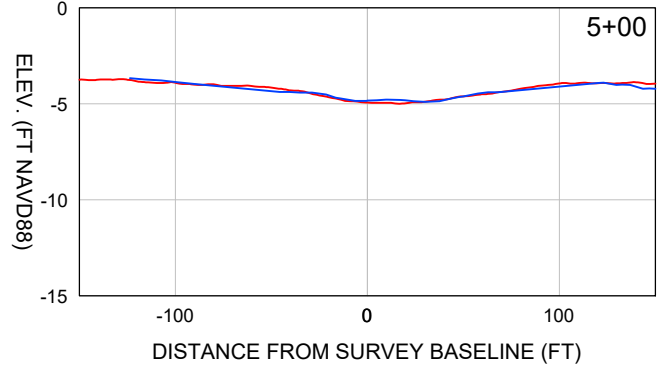
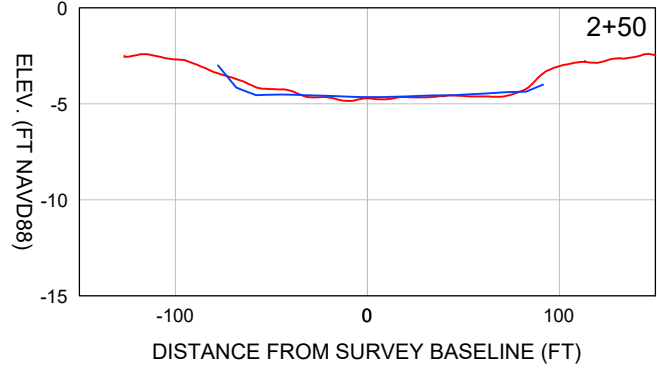
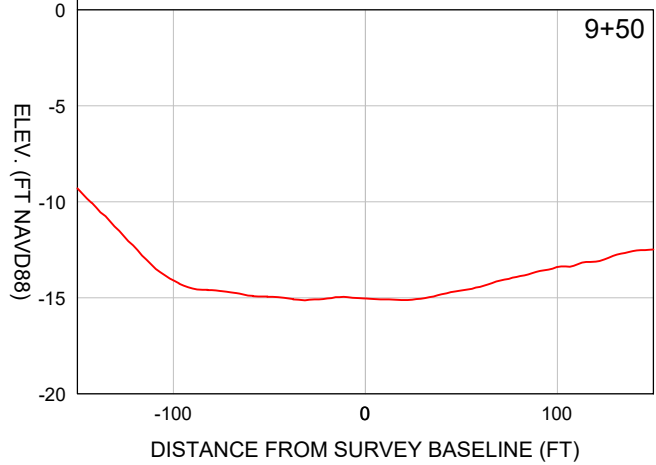
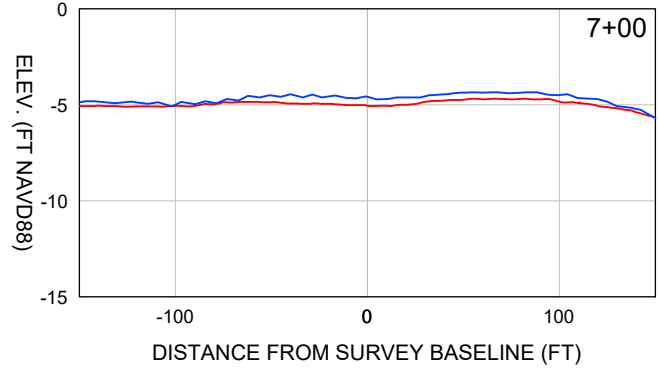
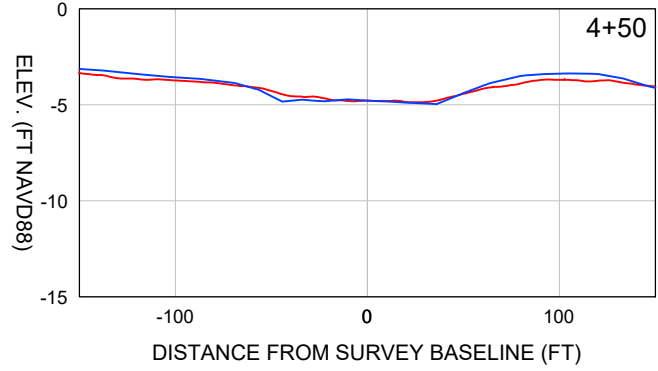
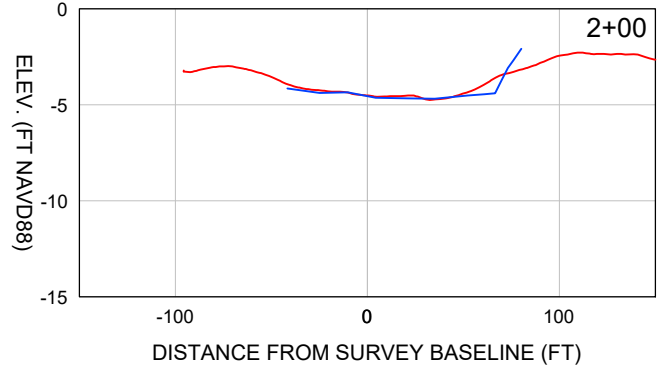
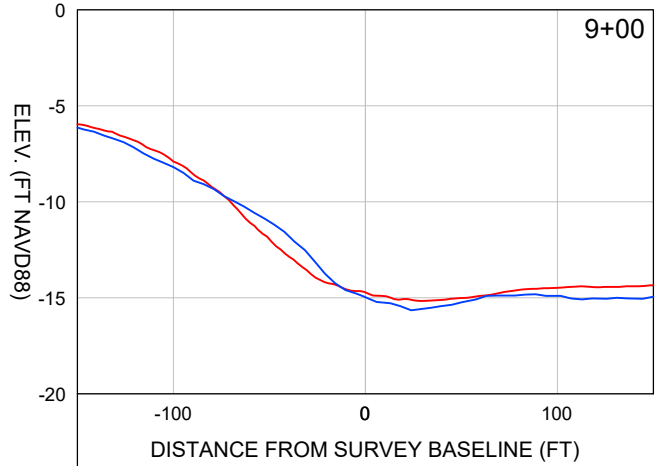
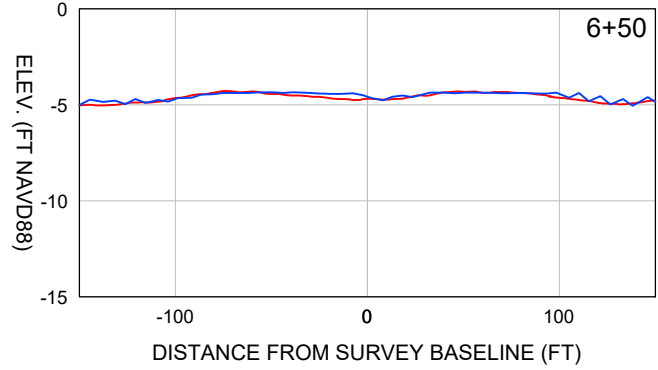
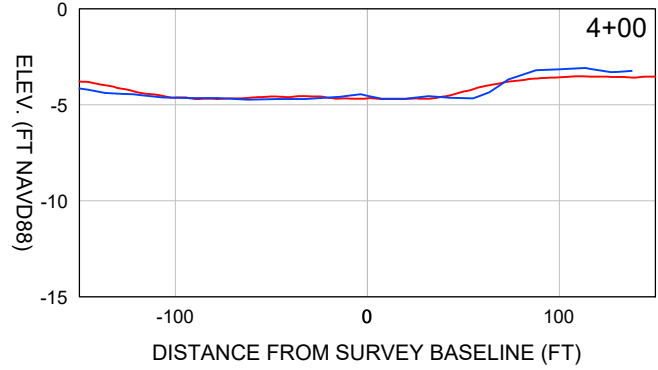
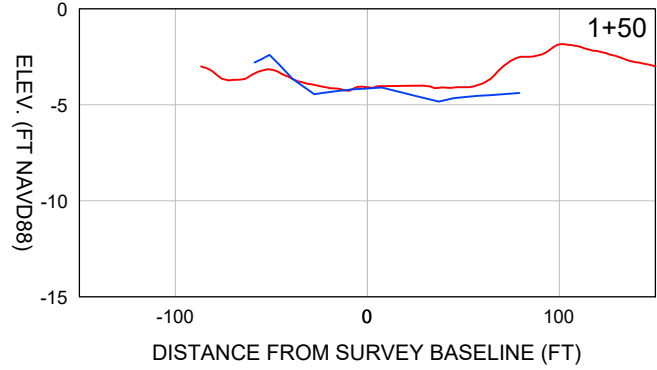
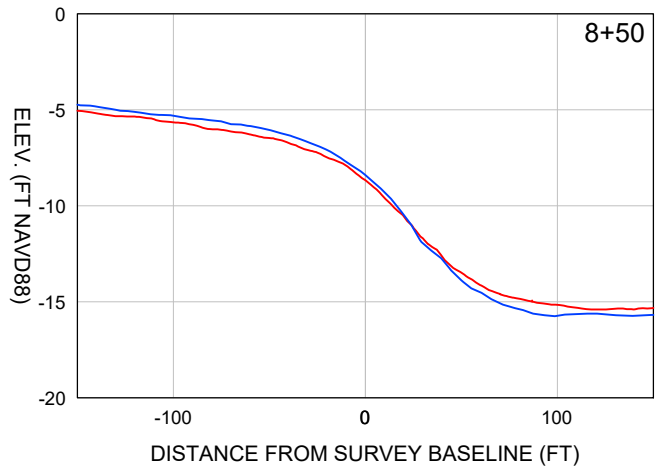
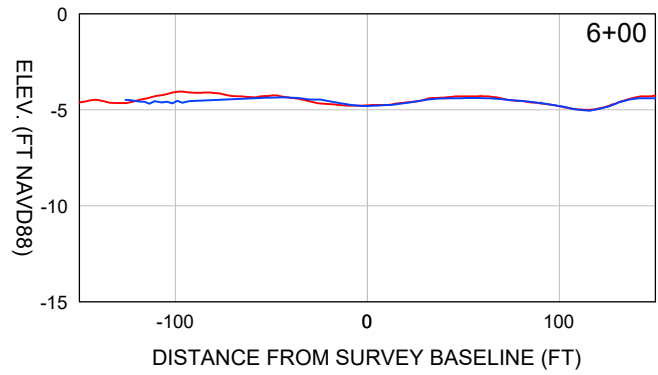
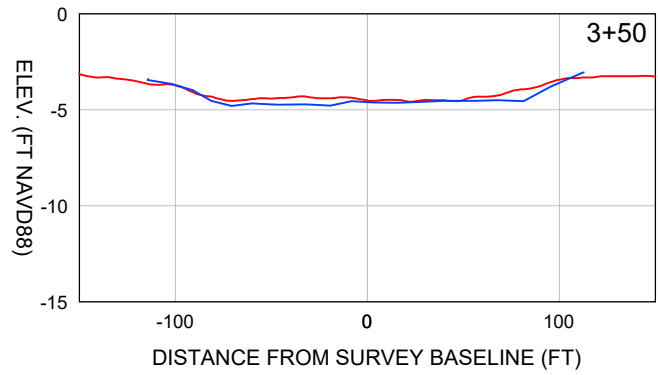
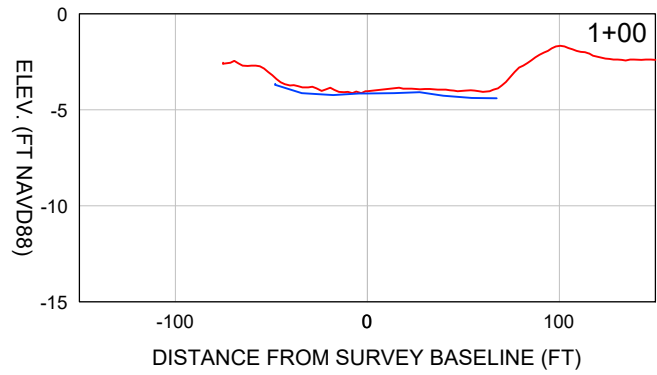
Specialty Cruises (2 hour minimum) \$125/hour
Full Moon Cruise, Fireworks Cruise, Shelling to
Cape Romano Area, Lunch & Dinner Cruises. Call
us for date and time availability.

*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.*



DATE: 1/3/2024		SCALE: AS NOTED	CLIENT: WINDSTAR ON NAPLES BAY MASTER ASSOCIATION	
DRAWN: GVT	FB.		TITLE: BATHYMETRIC SURVEY EXHIBIT PLAN VIEW	
CHECKED: RJE	PG.		CLIENT: COASTAL AND MARINE ENGINEERING CONSULTANTS, INC.	
SEC. TYP.	RWG.		ENVIRONMENTAL SERVICES	
ACAD NO. 23356	Bathy Survey.dwg		GEOLOGICAL SERVICES	
REF. NO. 23.356			SURVEY AND MAPPING	
NO.	DATE	BY	PHONE: (239)643-2324	
23.356			FAX: (239)643-1143	
			www.coastalengineering.com	
			E-Mail: info@cecill.com	
			SHEET 1	
			FILE NO.: 23356-BATHY-1	


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:



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

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

COASTAL AND MARINE ENGINEERING		CLIENT		WINDSTAR ON NAPLES BAY MASTER ASSOCIATION	
ENVIRONMENTAL SERVICES		DATE:		1/3/2024	
GEOLOGICAL SERVICES		SCALE:		AS NOTED	
SURVEY AND MAPPING		DRAWN:		GVT/F.B.	
		CHECKED:		RJE	
		SEC.		TYP.	
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		NO.		BY	
		DATE			
		REVISION DESCRIPTION			

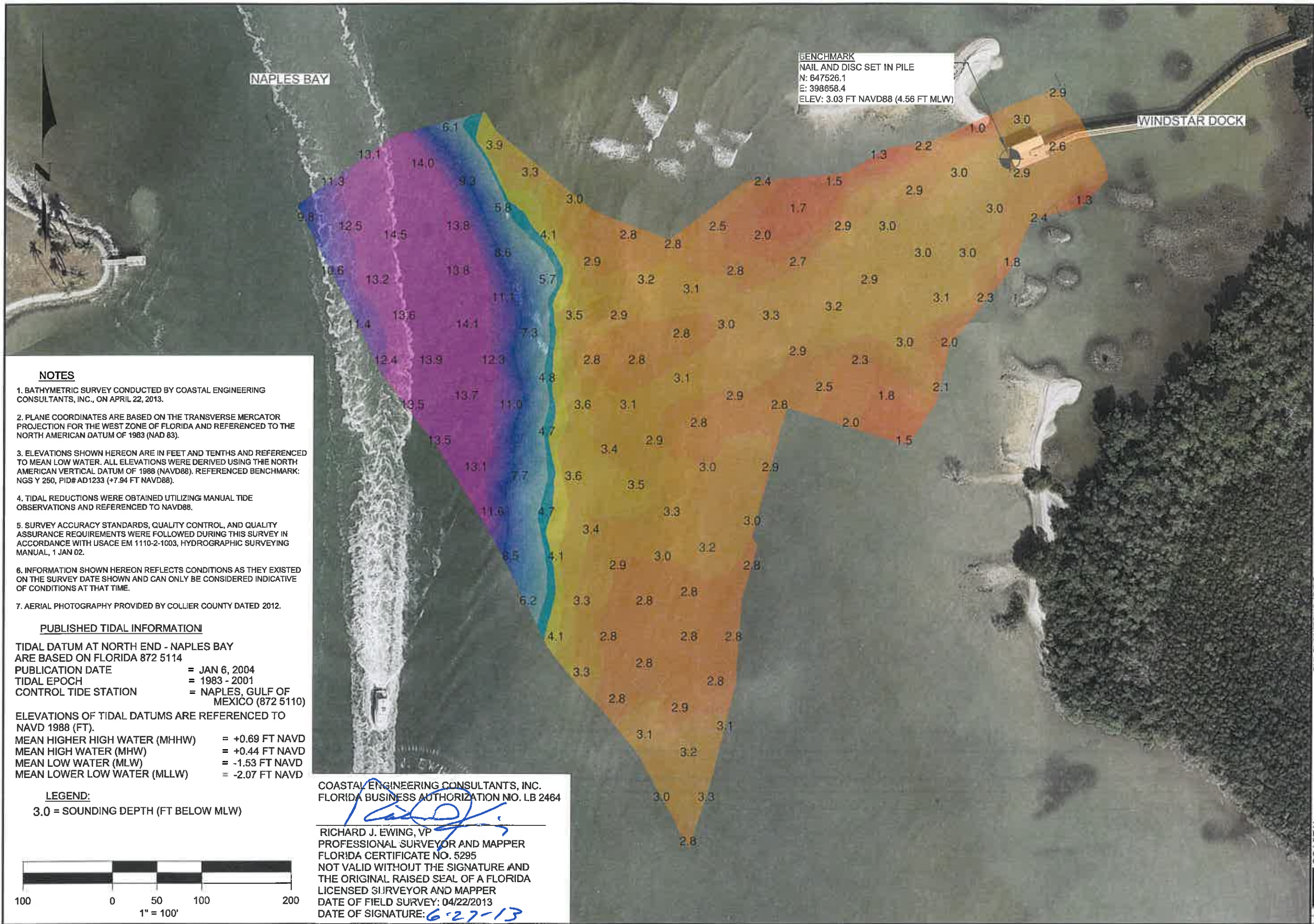


**COASTAL
ENGINEERING
CONSULTANTS
INC.**
Serving Florida Since 1977
28421 BONITA CROSSINGS BLVD.
BONITA SPRINGS, FLORIDA 34135

**BATHMETRIC SURVEY EXHIBIT
CROSS SECTIONS**

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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.

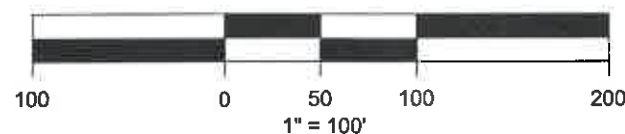
PUBLISHED TIDAL INFORMATION

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

[Signature]
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

DATE: 05/19/2013		SCALE: 1" = 100'	BY: []	
DRAWN: BDC	CHECKED: RJE	PG. 58	DATE: []	
SEC. []	TWP. []	NG. []	NO. []	
ACAD NO. 13018 WINDSTAR.DWG	REF. NO. []		REVISION DESCRIPTION	
WINDSTAR MASTER ASSOCIATION				
TITLE: WINDSTAR SOUTH DOCK LYING ADJACENT TO WINDSTAR SUBDIVISION. (PLAT BOOK 14, PG 11-15) COLLIER COUNTY, FL				
CLIENT: 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@ceatfl.com				
COASTAL ENGINEERING CONSULTANTS, INC. A CECO GROUP COMPANY Serving Florida Since 1977 3106 SOUTH HORSESHOE DRIVE NAPLES, FLORIDA 34104				
SHEET 1		FILE NO.: 13.019		