

**Keewaydin and Waterfront Committee Annual Report  
March 31, 2025**

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**COMMITTEE:**

Tom Engel (chair), Cathy Hannon, Donna Lessard, Ed Murphy, John Miller, Lisa Natalizio David Cattrell (Board Liaison), Dan Maruszczak (Captain, Mariner Services).

**PURPOSE 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.

**Activities and Accomplishments – 2024/2025 Season**

- **Storm Activity Repair and Remediation**

Our Keewaydin properties were affected by three major storms this Season:

Tropical Storm Debby (Aug 3-5)

Flooded the island, destroyed trees and vegetation, moved sand, and left significant debris. Lightning hit our main dock, power was lost, and electronics and batteries were damaged. Expert Landscaping and Mariner Services managed the clean-up of our island properties.

Hurricane Helene (Sep 24-26, Category IV) and  
Hurricane Milton (Oct 9-11, Category III)

These storms flooded Keewaydin, moved even more sand, damaged trees, destroyed our generator, plumbing and electrical system. Additionally, they destroyed our pump and water storage tank and significantly damaged our wood deck.

Mariner Services worked long and hard to bring the island property back to the point that we could accommodate daily shuttle trips immediately after these storms. Island day-trips, as well as Sunset Cruises, began operation November 1<sup>st</sup>.

- **Island Property Survey**

We commissioned a survey of both of our Keewaydin properties in response to questions about the location of the existing dock, the possible sites for a new dock on the North property.

- **Dredge Permits**

We began the permitting process for dredging from the main dock to the navigation channel. Mariner Services needed to cancel schedule trips a number of times during low tide, when it was difficult or unsafe to leave the main dock. It will take 2-3 years to obtain the various permits. Cost for dredging is estimated to be around \$400,000.

- **No-Show Policy**

We established a no-show policy in response to numerous complaints during the 2024 season of residents unable to reserve spots on trips that ended up leaving the dock with plenty of empty seats. The policy has been well-received, generally. In addition to the modest no-show fee for the first instance, future reservations are now suspended until the fee is paid. The purpose of the policy is to encourage timely cancelations when necessary; not to unfairly burden residents and their guests.

- **Solar Power**

We evaluated proposals for installing solar power to the island, and began the installation in mid-February. The existing generator will be available as a back-up to solar power. The equipment installed has the capacity to handle additional cameras, and other equipment if approved by the board.

- **Calendar Shift**

To this point the seasonal day-trips and evening cruises have run from October 15 through June 30. Beginning next season, these trips will be offered from November 1 through July 15. Reasons: slow demand in October; requests for early July and July 4<sup>th</sup> day-trips; and to address the reality that storm season can be active into October.

- **Other Minor Items:**

New hand carts were purchased for the main dock. Existing carts were moved to the island.

The pavilion was painted, and repairs made where necessary. The wood deck near the pavilion was re-set, and new metal lounge chairs were placed on the deck.

Repairs and Coast Guard inspections were completed on the Keewaydin Queen. Routine maintenance and minor repairs were addressed by Mariner Services.

Private boaters continue to damage the island dock. No one has self-reported.

## **Future Tasks and Recommendations**

- Evaluate Dredging Options.
- Investigate solutions to address resident concerns on the increasing non-resident use of shuttle and evening trips.
- Explore limited clean-up work on the North lot. Perhaps consider a nature trail.
- Evaluate solutions to protect the island generator.
- Continually ask the question: “How can we make our Keewaydin property even more attractive to our unit owners and Windstar Club / Southpointe Yacht Club members?” Continue to be pro-active in urging the board to consider recommendations submitted by the Committee.
- Consider waterfront and boat use alternatives to add value to the owners.
- Install cameras on Island property and main dock.

# **2025 ANNUAL MEETING REPORT**

## **Building and Grounds Committee**

### **2024-2025 Committee Members:**

Ken Ransby (Chair), Melinda Earle, Sandy Romoser, Leigh Kosnik

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

### **2024-2025 Projects**

#### **Objectives:**

- Cleanup from the Hurricanes Debbie, Helene & Milton
- Replanting where required, and
- Continuing our plan to improve the “flow” of landscaping across Windstar

#### **Actions:**

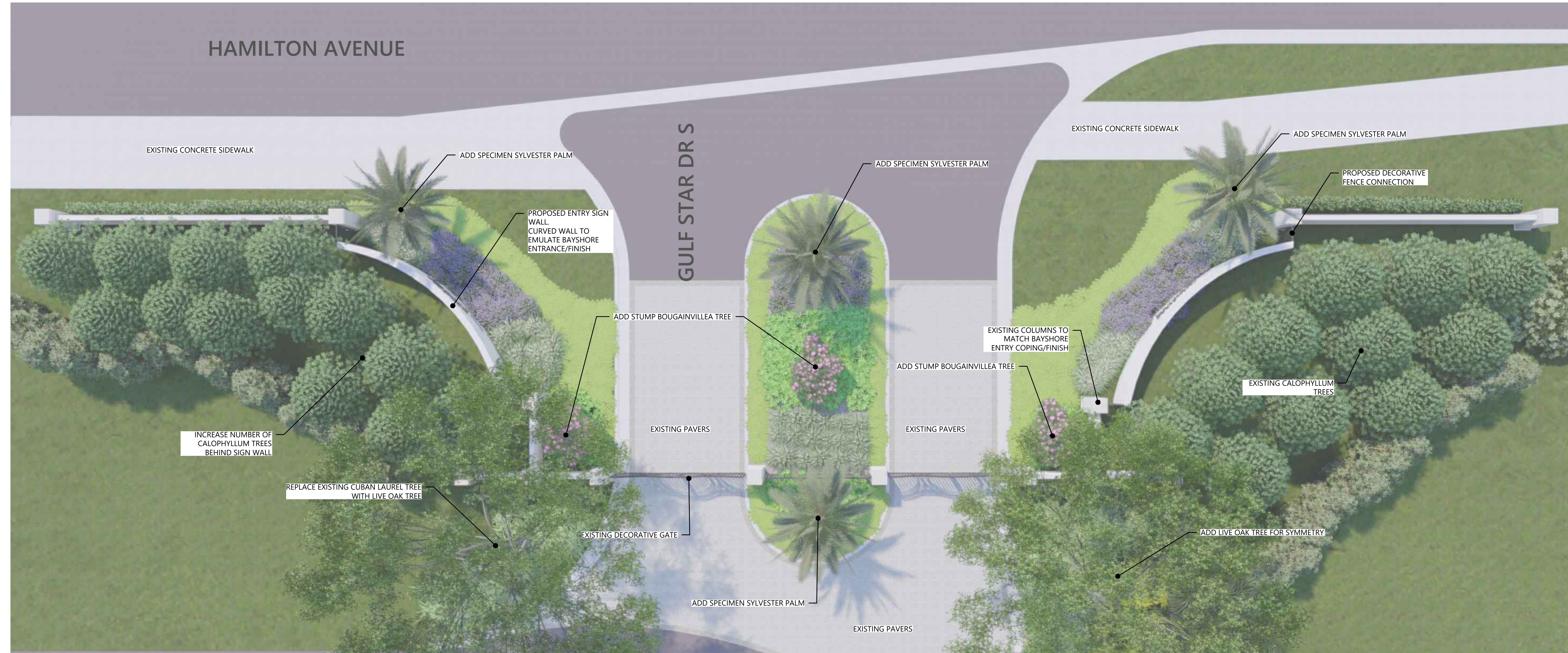
- The grounds were cleaned up by Expert Lawn Care primarily following the two storms in early October.
- Developed a plan and schedule for the new Hamilton Avenue gate, to be installed in Summer, 2025. It is professionally designed to address security concerns and complement the main entrance.
- Exotic and invasive plant material along border fencing has been removed to upkeep fence lines. Filled in along Harrington Sound with screening hedge to maintain screening.
- 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.
- Planted a screening buffer of native Black Olive and Buttonwood trees near corner of Windstar Blvd & Lighthouse Lane.

### **2025-2026 COMMITMENTS:**

- Develop a plan to address plants affected by high PH in soil of Windstar Blvd Medians. Soil amendments, plants and alternative designs to improve our primary corridor.
- Assist in the implementation of the Hamilton Avenue entry construction in summer of 2025.
- Regular committee meetings and coordination with management and Expert Lawn, to respond to needs of the grounds. Continue strategy & project communications to residents.



# CONCEPT PLAN VIEW



# CONCEPT PERSPECTIVE



U.S.A. 070 Windstar on Naples Bay Hamilton Ave Entry Aerial Plan 24-070 - 1.0b.dwg, Revised on 08.31.2019 / 11:04 AM by: Kristen Haskel  
 Any deviations or inaccuracies need to be brought to the attention of the Owner immediately. \* All base information has been provided by others, verification of setbacks, property lines, etc. need to be provided by others. \* It is the Contractor's responsibility to verify that he has the most current plan. \* Contractor shall not scale from plan, use dimensions only. \* These plans are the property of Architectural Land Design and may not be used or reproduced without  
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Windstar on Naples Bay  
 Hamilton Ave Entry  
 Collier County, FL  
**ENTRY CONCEPT**

|  |                   |
|--|-------------------|
| Drawing Date:                          | mm.dd.yy          |
| Scale:                                 | 1"=10'-0"         |
| 24-070                                 |                   |
|  |                   |
| File Name:                             | 24-070 - 1.0b.dwg |
| Architectural Information Provided By: |                   |
| Company Name:                          | ....              |
| File Name:                             | ....              |
| Date:                                  | ....              |
| Site Information Provided By:          |                   |
| Company Name:                          | ....              |
| File Name:                             | ....              |
| Date:                                  | ....              |

# 1.0e

Contractor shall verify that he has the most up to date plans, and that they have been approved and accepted by the Owner before commencing construction.



## **2025 ANNUAL MEETING REPORT**

### **Lakes Committee**

#### **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, midge fly, fountain, aerator systems, culverts and lake stabilization.

#### **2024 - 2025 PROJECTS:**

- Regular water testing to track nutrients, oxygen & salt levels in ponds
- Windstar wide Aeration review & replacement following Hurricane Milton surge.
- Replacement of front fountain due to salt intake caused by recent hurricane surges.
- Recommended application of Eutrosorb test to gauge effectiveness in reducing nutrient levels
- Regular algicide treatments and proactive controls to minimize algal blooms.
- Continued implementation of the lake bank stabilization plan
- Annual fish stocking of insectivorous and bottom feeding species to control aquatic midge (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 (as salt levels correct.)
- Midge treatment larvicide & insect growth regulator applications have been adjusted to maximize impact on short term applications, now spread over weeks instead of once a month. Four treatments a year at three applications in each of the four treatments.

#### **2025 – 2026 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 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.

## **2025 ANNUAL MEETING REPORT**

### **Communications Committee ad-hoc committee of the Board**

#### **COMMITTEE:**

Kendra Cleary and 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.

#### **2024 - 2025 PROJECTS:**

- Utilized & Updated website, [www.Windstarmaster.com](http://www.Windstarmaster.com) and met statutory requirements
- 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.

#### **2025 - 2026 COMMITMENTS GOING FORWARD:**

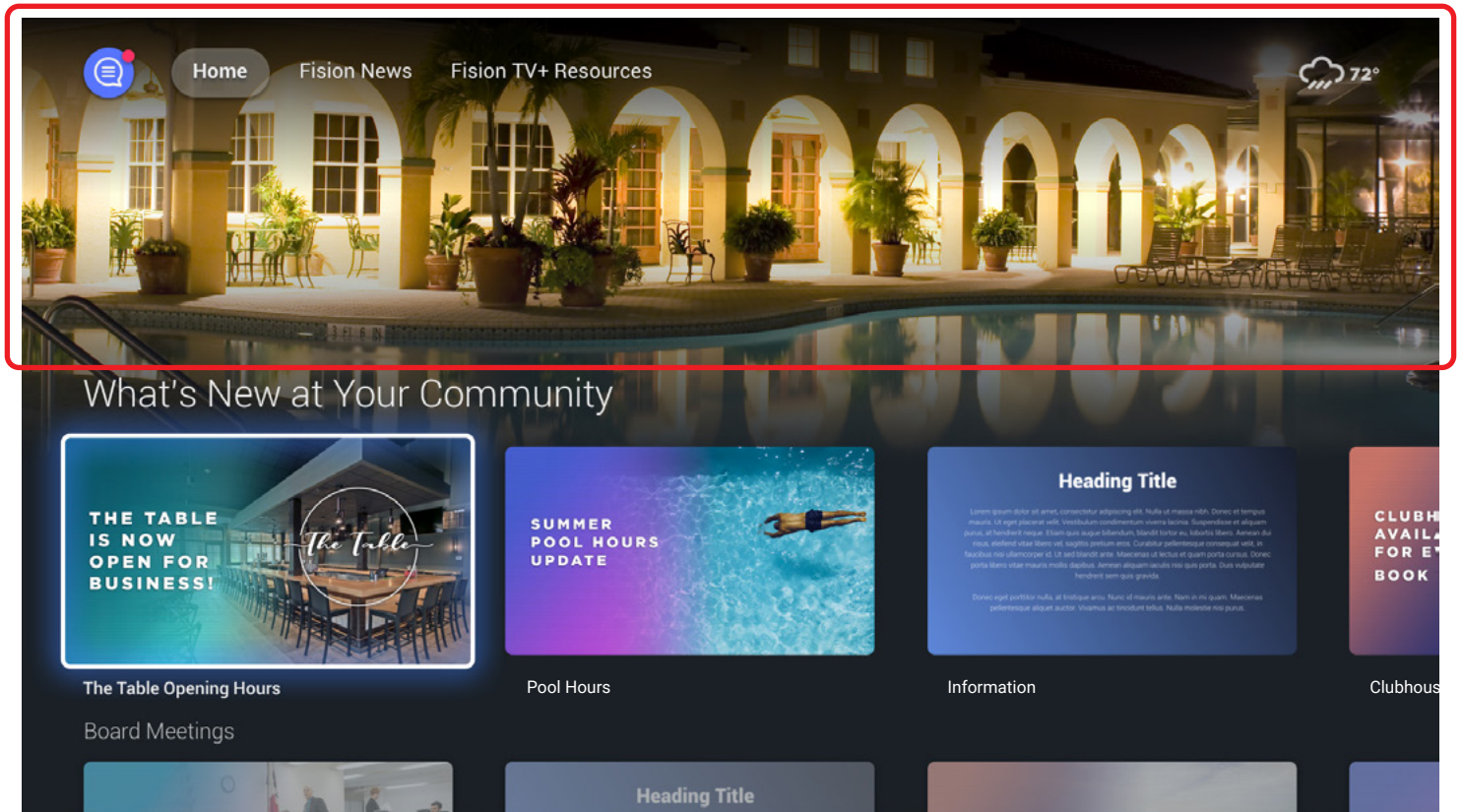
- Newsletter as central communication piece
  - Photos, Articles, Special Interests, Reports, etc.
  - Quarterly / Flex - more updates as needed
- Continued updates to website
- Update Welcome Package for New Owners
- New owner orientations
- Manage & Update the “My Community” channel that Hotwire provides all Windstar owners. (Channel 99)
- Incorporate articles on Naples community projects that may impact Windstar
- Highlight more informative activities available to Windstar Residents (Bird & Wildlife walks, Sugden Park amenities)

# My Community Landing Page

## Background Image

Kindly supply a high-resolution landscape image with precise dimensions of 1920px x 675px. If resizing picture files is unfamiliar to you, Hotwire can make an effort to resize them on your behalf.

\*Note please name your background image "Background"

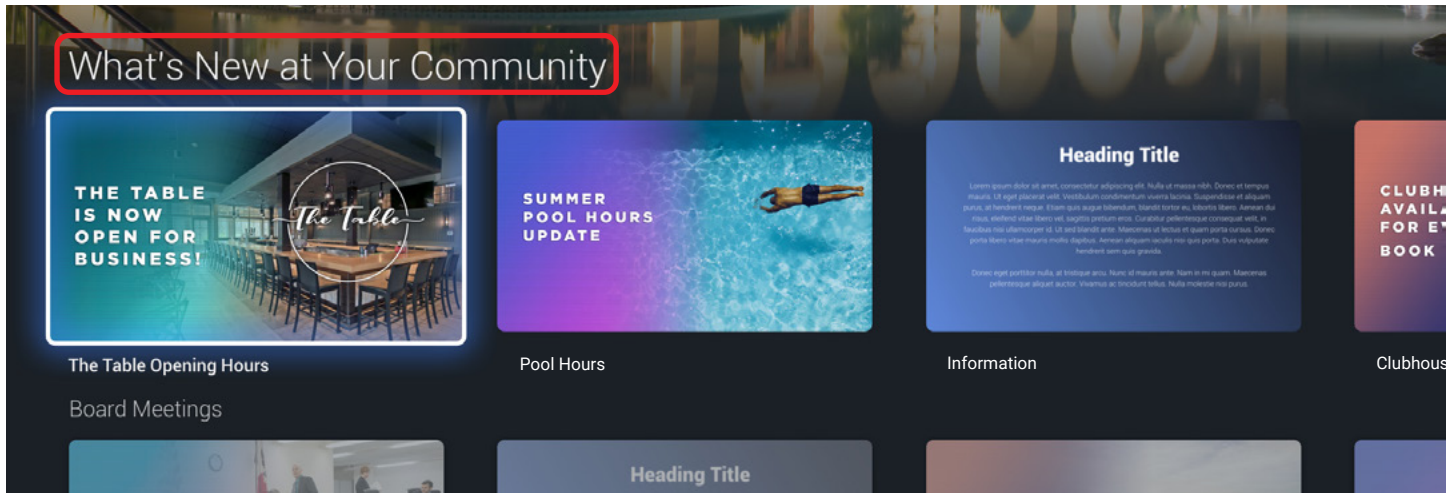




# My Community Menus

## Main Menus

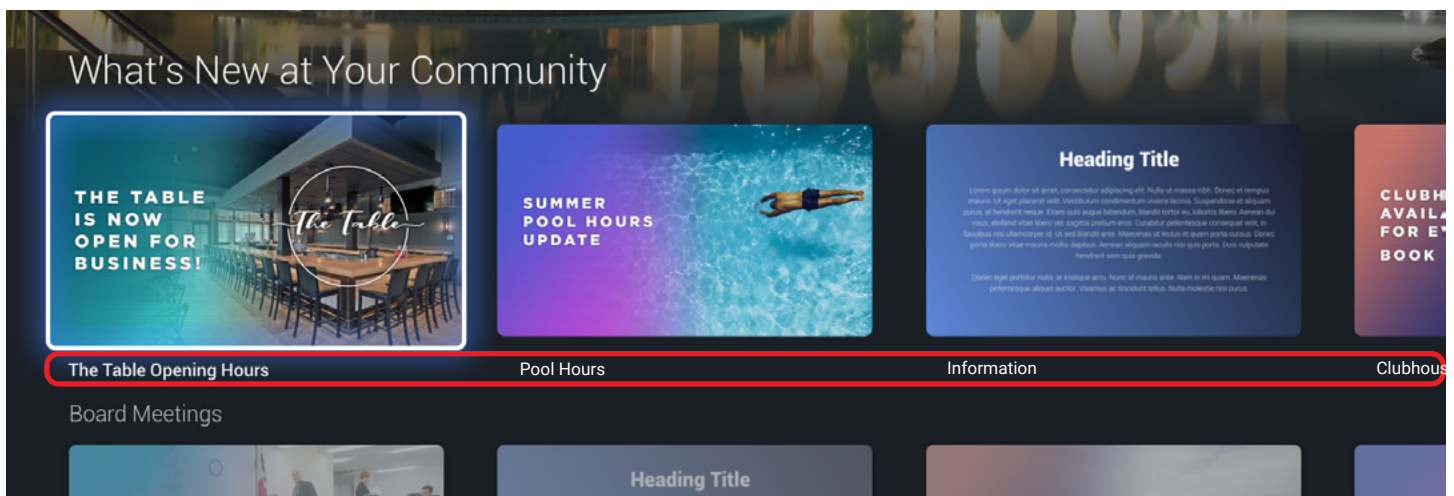
The Main Menu refers to the primary topic that residents will find within the row. Examples of this include “Community Information,” “Events,” and “What’s New at Your Community.” This text will be displayed above all submenus within that row (*Red Box*). Main Menu names should not exceed a character limit of 40, inclusive of special characters and spacing.



## Submenus

The name of the submenu (*Red Box*) will be visible beneath each individual card preview in the row. The submenu further refines the specific topic associated with the main menu. For instance, if the main menu is “What’s New at Your Community,” submenus could include categories like “The Table Opening Hours,” “Pool Hours” and “Information.” Submenu names should not exceed a character limit of 26, inclusive of special characters and spacing.

For each submenu, there will be a card preview that visually represents the corresponding topic. Hotwire will supply a card preview image for each submenu. After training is completed, you have the option to replace the card preview cover art if desired.





## My Community Menus (continued)

### *Main Menu Name Examples*

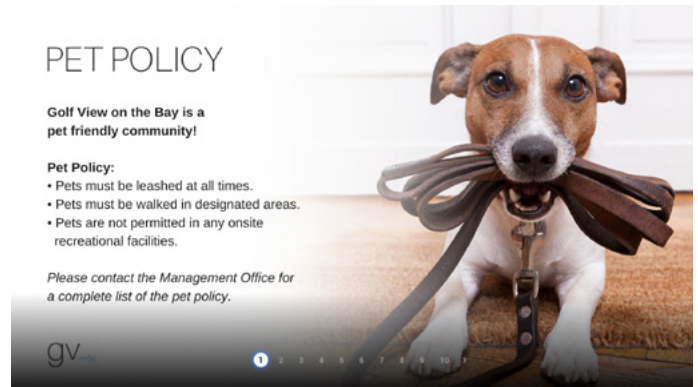
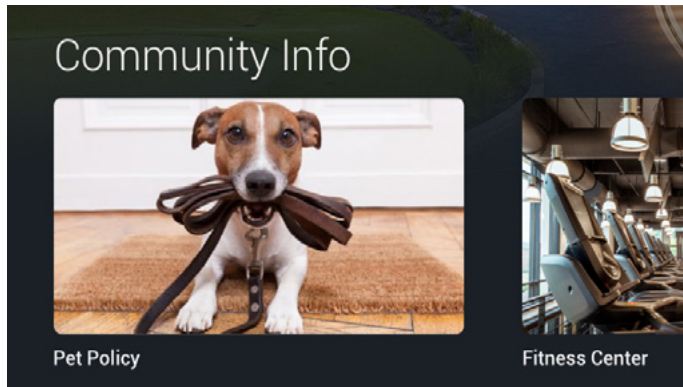
|                    |                    |                     |
|--------------------|--------------------|---------------------|
| Activities         | Courts             | Newsletters         |
| Amenities          | COVID-19           | Photos              |
| Aquatics           | Events             | Pools               |
| Association        | Fitness & Exercise | Property Management |
| Board of Directors | Food & Beverage    | Racquet Sports      |
| Clubhouse          | Golf               | Realty              |
| Clubs              | Health & Wellness  | Rules & Regulations |
| Committees         | Hours of Operation | Spa                 |
| Community Info     | Hurricane Season   | Sport               |
| Community Outreach | Meeting Notices    | Updates             |
| Contact Us         | Meetings           | Other               |



# Slide Customization

## Slide Details

Please indicate the topics for which you would like Hotwire to create a slide on the upcoming pages. The example provided illustrates how a typical slide will appear on a TV screen.



*\*Each submenu can accommodate up to 30 slides.*

**Menu Title:** Community Info > Pet Policy

**Description:**

Pet Policy  
Golf View on the Bay is a pet friendly community!  
Pet Policy:  
- Pets must be leashed at all times  
- Pets must be walked in designated areas  
- Pets are not permitted in any onsite recreational facilities  
Please contact the Management Office for a complete list of the pet policy.

**Images (JPG, PNG):** Dog\_Pet Policy\_P1

Please be aware that each slide should incorporate a maximum of 1-2 paragraphs of content. In cases where there is a substantial amount of information, it is advisable to distribute it across several slides. Alternatively, websites can be indicated for more detailed information.



## **2025 ANNUAL MEETING REPORT**

### **Architectural Review Committee**

#### **COMMITTEE MEMBERS:**

Greg Hannon (Chair), Greta Chisholm, Ed Kovach, Ron Menna, Diane Scott

Gary Alfonso (Board Liaison)

#### **PURPOSE OR VISION OF COMMITTEE:**

Review Architectural Change Requests. All exterior changes must be submitted in writing to the ARC. Various Powers and Responsibilities of the ARC are outlined in Article 8 of the Declaration.

#### **2024 - 2025 PROJECTS:**

The ARC has been utilizing its Design Guidelines to guide and facilitate review of improvement requests.

The ARC has met 13 times between 2024 and 2025 to date. The ARC endeavors to meet monthly and/or within 30 days of receiving a completed request.

The ARC reviewed the Windstar PUD to confirm that minimum building standards were in place for potential demo/new construction. The ARC continues assisting Association's in their efforts to standardize improvements specific to their neighborhood. This effort of creating specific standards are intended to clarify what and how an owner can improve their unit which expedites future reviews/approvals.

#### **The ARC has taken action on regular architectural requests such as.**

- Exterior Changes /Additions to condominium or single family homes
- Paint color standards
- Roof & Driveway Replacements
- Lanai cage replacements & additions
- Landscaping initiatives
- Generator installations
- Tree Removal & Replacement tree mitigation

#### **2025 - 2026 COMMITMENTS GOING FORWARD:**

Continue to meet to decide upon Architectural change requests. Assist Association's with their development and adoption of standards and continue to review and recommend improvements to our own Design Guidelines.

We expect to continue to provide careful review of all requests to ensure that property values are protected and enhanced by the exterior and architectural changes within our community.