

Policies Regarding Keewaydin Services

Defined Terms, as used herein:

“**Owner**,” owns within Windstar or is a resident.

“**Member**” Recreational Association members (Club/Marina) are granted use like owners except where called out herein.

“**Tenant**” is anyone who rents or leases a unit or boat slip from an **Owner** (is transferred the use rights of that owner). “**House Guest**” is a guest of an Owner who temporarily resides with an **owner**.

1. Booking Trips & Rules for Use on the Keewaydin Queen III

- **Owners** have use privileges for all services of the Keewaydin Queen III and its facilities.
- All passengers must agree to the [Terms and Conditions](#) as listed on the reservation confirmation page as a condition of transportation on the Keewaydin Queen III.
- No **Owner** should address their concerns to any member of the crew of the Keewaydin Queen III. Any issues regarding the conduct of the Keewaydin operations or conditions on the Island should be directed to Mitch Johnson or the President of the Master Association. Violations of the above will result in riding privileges being revoked without recourse.
- Per Coast Guard regulations, Captain Dan or his designate is in complete charge of the vessel. Passengers must always follow his or her directives. Passengers who disregard these directives may be removed from the vessel at the sole discretion of the captain. Violations of the above will result in riding privileges being revoked without recourse.
- Owners may reserve 30 days prior to scheduled trip. Recreational Association members (non-resident members) are allowed to book 14 days in advance.
- The No-Show Policy will apply to all reservations which have not been canceled by 4pm the day before scheduled departure. Cancellations can be made: 1) by phone to 239-307-9898 (call or text); 2) by e mail to windstarboat@gmail.com; or 3) by cancelling on the Bookeo/Windstar site.
 - For the first No-Show Policy infraction of the season:

The individual who made the reservation will receive a notice which will include an invoice for \$10 per seat reserved and will state that their party reserved seats for a ride on the Keewaydin Queen but did not board the vessel for the trip.

The notice will also state that: (i) Future reservations for island shuttle and evening cruises will not be accepted from that person (or their immediate family members) until the No-Show fee has been paid; and (ii) A second No-Show will result in suspension of reservation privileges for the remainder of the current season.
 - For the second No-Show infraction of the season:

The individual who made the reservation will receive a second notice which will refer to the first infraction notice; it will include an additional invoice for \$10 per seat reserved; and it will state that future reservations for shuttle trips and evening cruises will be suspended for the remainder of the season.
- These notices will be sent on behalf of the Windstar Master Association board of directors.
 - Walk-ons for all cruises will continue to be permitted on a space-available basis.
 - A **House Guest** may ride the Keewaydin Queen III for day trips to the island without an **Owner**. All other guests must be accompanied by the **Owner, Tenant, or Member**.
 - No-shows are holders of reservations for trips who do not board the vessel and do not cancel their reservation by 4:00 PM the day before. No-Shows will be subject to administrative fees and suspension of reservation privileges. No excuses are permitted for no-shows (sickness, change of plans, family emergency, etc.).

- Reservations can be made for a maximum of six. Contact Captain Dan for availability of groups larger than six (windstarboat@gmail.com).

Tipping Guidelines

Tipping is an important part of our crew's compensation. While not required, a tip of \$5.00 per adult passenger is recommended and encouraged.

2. Fees for Private Boats Using the Keewaydin Island Dock

Private Boat Permit (Sticker): \$200 annually

- Required for all private vessels **30 feet or less** using the Windstar Master Association (WMA) dock on Keewaydin Island.
- Valid during year of issue date, expiring at year-end.
- Vessels **over 30 feet are not permitted** due to weight and current-related risks causing damage to dock.
- Any vessel may **anchor on the Gulf side** without a permit or fee.
Outer slips are reserved exclusively for the **Keewaydin Queen III**.
Docking in these slips is strictly prohibited and may result in **tow, revocation or suspension** of use privileges.

Reservations

- All dock use requires a **paid online reservation** through www.bookeo.com/keewaydin.
- Reservation fee: **\$25**, payable at the time of booking.
- Available time slots:
 - 8:00 AM – 11:00 AM
 - 11:00 AM – 2:00 PM
 - 2:00 PM – 5:00 PM
- The permit-holding Owner, Member, or Tenant **must be present** while the vessel is docked.

Mooring and Property Use

- The permit grants access to the dock **and property for beach visits only**.
- Restrooms, outdoor showers, and beach umbrellas are available **only when day trips to Keewaydin Island are operating** for Owners and guests.
- Users must:
 - Return borrowed chairs, umbrellas, and carts after use.
 - Remove all trash before departure.
 - Moor only in interior slips and use a **four-point tie-off** (currents and wakes present).
- **Do not moor in outer slips** reserved for the Keewaydin Queen.

Rental Boats

- Owners, Members, guests, or Tenants using rental boats (e.g., Freedom Boat Club) must **purchase an annual permit** if docking at Keewaydin Island.
- Reservations for rental boats follow the same **\$25-per-booking** process as private boats.

Damage and Enforcement

- Any **damage to the Keewaydin dock** must be reported immediately to Captain Dan at windstarboat@gmail.com or Manager: mitch@windstarmaster.com
- Owners or Tenants are responsible for **repair costs**.
- Failure to report damage promptly may result in fines under Sections **7.2** and **11.5** of the WMA Declaration of Covenants, Conditions & Restrictions.
- Unauthorized docking (no permit or use of outer slips) may result in towing, **towing fees**, and a **\$225 fine**.

Security and Future Improvements

- Following the **2026 dock replacement**, surveillance cameras and a gated access system will better protect the private use for both WMA and permit holders.

3. Fees for Sunset & other Chartered Trips on the Keewaydin Queen III

- All reservations must be pre-paid at time of Booking. Cancellation charges apply.
- The fee for scheduled evening cruises (Sunset Cruises, Full Moon Cruises, Christmas Boat Parade, etc.) is \$20 per person plus tax.
- The fee for private specialty cruises is \$20 per person plus tax with a minimum fee of \$400. 35-person limit.

4. Fees for Trips on ‘Second Wind’ the 6 passenger Grady White vessel

- Those who wish to reserve the “Second Wind” should contact Captain Dan for rates and fees.