

## **Doug Bradshaw**

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**From:** suzanneholmquist <suzanneholmquist@bellsouth.net>  
**Sent:** Monday, January 28, 2019 3:47 PM  
**To:** Doug Bradshaw  
**Cc:** Elke Rockteschel  
**Subject:** Term Charter application for catamaran Isola - currently in slip at Half Shell Raw Bar restaurant  
**Attachments:** IMG\_0006.JPG; IMG\_0012.JPG; IMG\_0014.JPG; IMG\_0023.JPG; IMG\_0001.JPG; IMG\_0018.JPG; IMG\_0007.JPG; Screen Shot 2018-09-28 at 10.06.20 AM.png; ISOLA EQUIPMENT LIST.pdf; INFORMATION FOR BIGHT.pdf; Screen Shot 2019-01-28 at 3.45.29 PM.png

Hello Mr Bradshaw and Key West Bight Board,

We the owners of Calypso Watersports and Charters would like to ensure we have the opportunity to be approved by the board at the Bight Marina so that some of our charters have the ability to come to dock during their charters.

We have leased this slip for approx 5 years I believe.

The vessel Isola offers extended charters. She is a 4 bedroom 2 bathroom Leopard catamaran and is a 2018 model. I have attached her specifications list which shows water tank, holding tank capacity etc, pictures of all four bedrooms and a floor plan so that you can see she also has two bathrooms onboard.

Each charter that we fulfill has its own charter contract. If the charter ever wants to come into dock during that time and stay the night on the dock they are instructed that they always call the Dockmaster just to let him know when they are coming back to dock.

I have attached our contact list which is laminated on all vessels - it has the Dockmaster number on there as well as our owners and staff info.

So far in 2019 Isola has the following dates booked. The purpose of these charter is to go visit the Marquesas Islands, Dry Tortugas or travel up the Keys Islands - we also offer 8hr day trips. We would never advertise Airbnb or Boatel type charters for two main reasons.

1. We personally feel there is too many things that could get broken or malfunction letting guests stay unattended. It is a very valuable vessel. The liability of them possibly drinking and falling off the boat even at dock is one that we would not want to take.
2. I sit on the DAC for the upper keys. I understand the implications of renting out boats like hotel rooms and not paying bed tax. The only groups that are allowed on our vessels have a charter contract to go sailing. It is a lovely spot to come back to during a charter and refuel, fill water tanks etc and go visit Key West restaurants and attractions - lots of our charters like to do so. It is in their charter instructions to call the Dockmaster to always

let him know when they are coming back to dock - the reason that this is important is because the Dockmaster (within our charter contract) has the ability to subcontract our spot out if we are not using it so I always make sure that the guests let him know when they are coming in and the spot is available.

### **CHARTER DATES**

Jan 31 - feb 4

Feb 16 - 23

Feb 27 - mar 6

April 13-20

April 26-28

April 30 - May 1st

During these charters we might like to come back to dock - or begin the charter sleeping aboard (for instance if the guest arrive from a late flight as we do not allow night sailing) sometimes once or twice in a charter . We also like them to come back to dock especially in adverse weather. I would be happy to keep a detailed log of this for you if you could instruct me on a procedure of where to send it. - my charter log can also be available for you - although this includes the time at sea. Every guest name and telephone number is always in my files and also I have them sign a waiver for water activities at sea with their name address and signature. I keep all these paperworks for years. The average time that a seven day charter is at dock is usually a night at beginning and a night at end as well as a return to dock to fuel/water etc..

This is how she is described on our website: Our website is calypssailing.com - you can see that we do not Market boatel types of trips. Our charter rate is 6850 per week so far more expensive than a hotel.

### **“ISOLA IS IS AN EXCEPTIONAL SAILING EXPERIENCE THAT WILL PERFORM BEYOND ALL YOUR CRUISING EXPECTATIONS”**

Isola is a 40ft Leopard catamaran with four bedrooms and two bathrooms. This yacht has been meticulously designed for comfort, safety, and the blue water lifestyle and her sleek exterior and elegant lines make her an attractive choice for your perfect charter experience.

### **EXTERIOR**

Isola's exterior is the ultimate in cruising luxury. Her elevated starboard helm station provides a good line of sight to all four hull quarters and you can enjoy 360 panoramic views whilst benefitting from the sleek hardtops great sun protection during the day and her integrated LED lights at night. Her lines in a logical and practical way all lead to the helm station. Winches are intuitively where you need them to be. Her blue water capability, great sailing performance, superb anchoring system, excellent ventilation, high quality equipment, and large tank capacities make her an innovative vessel. Several well thought out features in her design include: flush mounted deck hatches, uncluttered deck space with clearly located grab handles, clear engine access, an easily operated davit system and completely enclosed windlass system for safe operation. Two seated cushioned areas one forward and one aft make dining or lounging comfortable and spacious. An outside barbecue is conveniently near the aft cockpit dining table. Leopards are admired because of their sailing performance and Isola is no exception that will perform well in all sailing conditions.

## INTERIOR

Isola's interior is elegant and modern with an open plan design that creates a clear natural flow through the galley and salon area. Enlarged windows create a spacious interior with an abundance of natural light. She is finished with a light finish and grey accent panels that compliment her bright design. Electric fans and opening port hatches ensure lots of natural light and ventilation throughout her interior. There is a fusion of indoor and outdoor living space within Isola made possible by her large forward window and access door and is enhanced by her nearly 360° views from the windows inside the salon. With the sliding doors to the cockpit open, the indoor settee sits adjacent and accessible to the aft cockpit and the two areas become one. Isola's spacious interior dining area can seat up to eight guests comfortably, and the dining table can be converted to an optional double berth.

Isola's modern galley boasts corian countertops, a stainless steel sink with single lever mixer faucet with pull-out spray, a two drawer front-opening stainless fridge and freezer and a three burner stove top and oven. Her galley is equipped with all the comforts of home and includes smoothie maker, microwave and coffee maker.

**Boasting Leopards new configuration, the increased volume in Isola's design reflects notably in the size of her cabins and berths. Her aft cabins now boast semi-island berths, access steps, concealed strip lighting under shelves, berths, and ceiling fixtures as well as more overall space. Isola's refined layout is light and airy and offers plenty of well places storage areas for your belongings. Isola has full linens, towels and beach towels onboard and also boast snorkel gear and two paddle boards.**

**Isola is fully registered and insured - all the proper paperwork has been given with our lease to Ms Elke. We would be happy to let your staff have a tour of the vessel and inspect.**

**Thank you for taking the time to read this and we look forward to meeting you soon.**

**Suzanne and Lance Holmquist**

# EMERGENCY PROCEDURES AND CONTACTS

## EMERGENCY PROCEDURES

**Life Threatening Situation** – Use VHF and call MAYDAY on channel 16. If in Range call 911. If in the Bahamas and equipped with SAT Phone call the USCG Station Miami at: (305) 253-1527

**Vessel is In Imminent Danger** – Do all the above.

**Run Aground and Stuck** – Put an anchor out in deeper water as far as you can by dinghy to keep the vessel from running further aground. Call Seatow or Boat US if you have membership. In the Keys be careful not to disturb the seagrass or you may incur a large fine. Try heeling the vessel over if it has a spade keel. Make note of your position and time in the log and call the charter company for any additional help.

**Engine Breakdown** – Call the charter company on your cell phone or sat phone.

## CONTACT PHONE NUMBERS

CALYPSO WATERSPORTS	
Captain Lance Holmquist	305 453 8006
Suzanne Holmquist	305 896 8004
Calypso Office phone	305 451 8080
Marina Del Mar Dockmaster	305 360 0607
City Bight Dockmaster Key West	305 809 3983
UNITED STATES COASTGUARD	
Key Largo	305 664 8077
Islamorada	305 664 8077
Marathon	305 743 1991
Key West	305 292 8779
BAHAMAS	
Search and Rescue	242 325 8864

## **ISOLA EQUIPMENT**

### **Safety**

- 8-man life raft
- Air horns (built-in and handheld (1 each)
- Anchors – 45lb Delta Anchor c/w 165 foot 50m Chain
- Binoculars
- Boat hook
- Fire extinguishers
- Flare kit
- Horseshoe ring
- Manual bilge pumps
- Bilge pump overrides for hulls and engine compartments with monitor
- Man overboard pole
- Medical kit (2)
- Radar with overlay on 9" chart plotter
- Reefing: single-line reefing at helm for two reefing points; cringles have blocks to reduce friction and facilitate reefing
- Safety harnesses with tethers – 8 adult,
- VHF radio with mic at helm
- Yanmar 29 hp engines

### **Navigation**

- ICW-friendly (63' above the waterline) mast
- Autopilot
- Wind indicator
- Compass
- Depth Sounder in port hull,
- Dividers and parallel rules,
- 9" raymarine chartplotter with Navionics Platinum charts, GPS,

### **Comfort and Convenience**

- Teak Decking in both cockpits and helm station
- Fully-outfitted galley (dish ware, glassware, silverware, pots and pans, mixing bowls, utensils, etc.)
- Electric Faberware Coffee Pot
- Inverter/Battery Charger 12V-110/2.0 LW inverter with 1000A charger rate
- AGM batteries (3)
- Air conditioning
- BBQ grill with LPG Gas outlet on stern rail
- Deck wash fitting and pump - dual fresh/salt water system
- Electric winches (2) – 1 was standard, the other was an option
- Electric toilets with salt water selector in both heads
- Fans in all berths and salon
- Fishing rod holders (2)
- Flags: dive,
- Freezer and refrigerator drawers
- Northern Lights generator (6 kw)
- Leather-covered steering wheel
- Rolling Sun Mats (5)
- Folding Seat
- Deck Wash fitting & Pump 0 dual fresh/salt water system
- Removeable Helmstation Spray Dodger
- Linens for four berths, and salon table
- Mast step
- Microwave

- Salon table converts to double bed
- Shades in salon
- Shades on all hull port lights hatches
- Shaver/hair dryer outlets in heads
- Shower sump on/off switch (no need to hold switch on manually)
- Stern shower: Hot/cold water in lieu of cold only
- Stove – 3 burner and oven

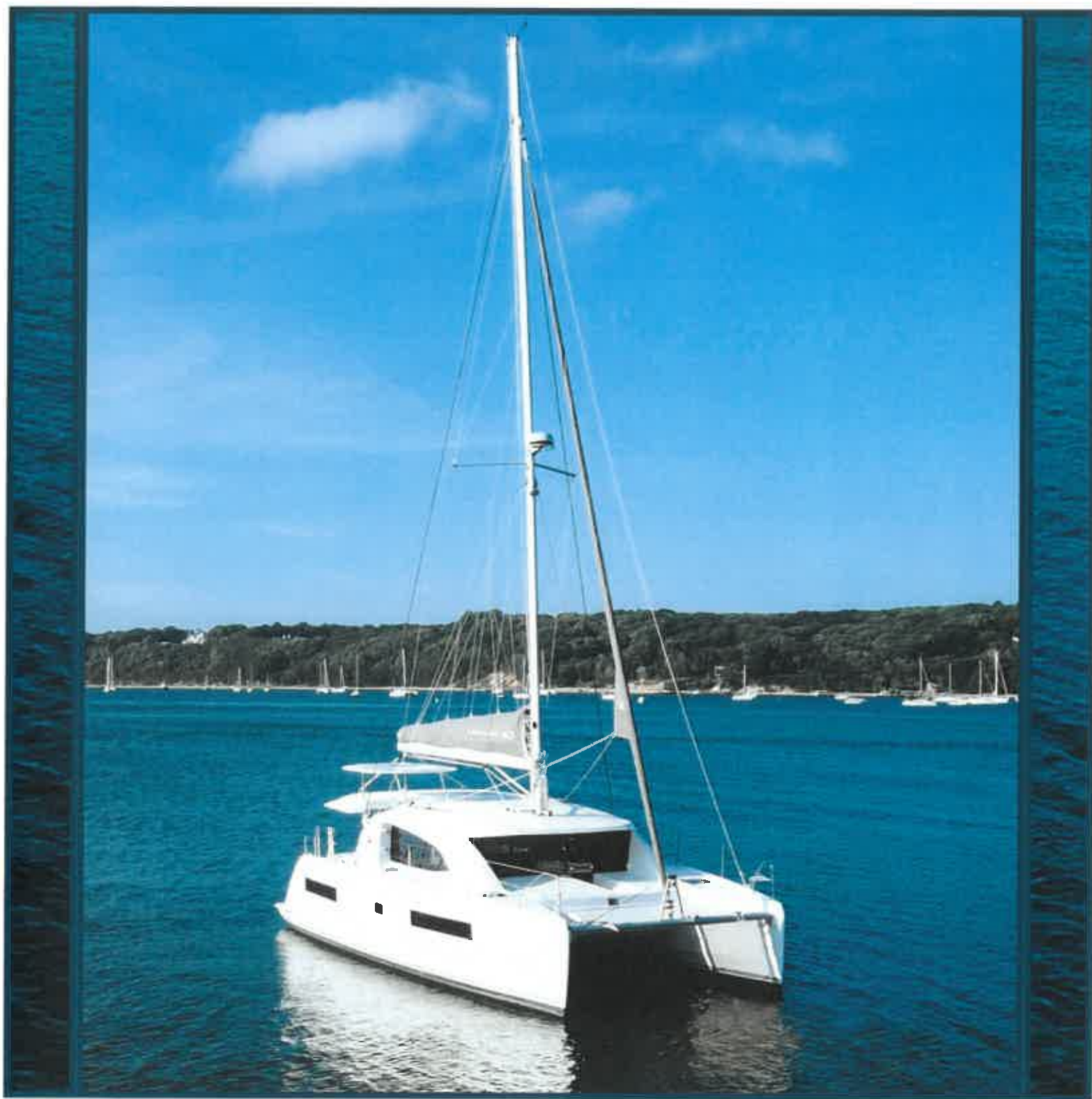
#### Entertainment

- 24" TV with HDMI Cable and Lightning connector for Apple Ipad/Iphone products
- Fusion Marine Stereo with Docking stations in Saloon, including, Bluetooth, USB & Aux Jack connectivity. Speakers in salon (2) and aft cockpit (2)

#### Other

Yamaha 9HP outboard engine

10" Highfield dinghy with Aluminum bottom





Key Largo, Florida

CALYPSO  
SAILING

## Dimensions

**L.O.A.:** 39 ft 4 in

**L.W.L.:** 38 ft 1 in

**Beam:** 22 ft 1 in

**Draft:** 4 ft. 2 in. - 1.27m

**Mast Height:** 63 ft 10 in

## Engine

**Engine:** 2x 29 hp

**Propeller**

**Dimensions:** 3-blade

406 x 380 mm

**Engine No.**

**Cylinders:** 3

**Fuel:** 95 gal

## Layout

**Cabins:** 4 doubles. 2

cabins have extra berths

**Showers:** 2 inside plus  
outside deck shower

**Head:** 2





