

**WINSTON PARK HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
AUGUST 6, 2009  
MINUTES**

A regularly scheduled meeting of the Board of Directors of Winston Park Homeowners Association, Inc., a not-for-profit organization was held on Thursday, August 6, 2009 at the Winston Park clubhouse at 8:00 pm.

**DIRECTORS PRESENT**

Scott Cohen  
Jeffrey Dorn  
Miles Moss  
George Thompson  
Dennis Sargent

**DIRECTORS ABSENT**

Sherry Maer  
Jose Nieves

**HOMEOWNERS FORUM:**

Safder Motorwala thanked the Board and Mr. Josephs on the work done in the gym – Job Well Done!

Sunset Senior High: Mr. Moises Rivera, the new Director of Physical Education along with Ms. Laura Busta, Swimming Coach were present to discuss the recently sent letter by the Winston Park Board of the Directors to the school outlining past agreements that had been both parties. Mr. Rivera acknowledged that ball had been dropped by the school but would like to continue it's relationship with Winston Park HOA and will do everything possible to ensure the agreement. Mr. Rivera continued by stating should the school fail to meet any of the requirements made in the agreement all programs held at Winston Park would be cancelled (tennis, water polo, swimming). Ms. Busta asked that the Association Recreation chairperson contact her at least three (3) weeks in advance of an event to ensure she has enough time to get the need volunteers to attend the event.

**PREVIOUS MINUTES**

Jeffrey Dorn motioned to approve the July 9, 2009 minutes with the following corrections: Annual meeting count to read 128 ballots received. Scott Cohen seconded the motion, passed unanimously.

**MANAGERS REPORT**

Michael Josephs reviewed the May 2009 financial statements and all the accomplishments for the month of May 2009 with no exceptions noted.

The following updates were given:

Adult Lounge: Mr. Josephs informed the board that the floors in the adult lounge are beginning to lift and need to be replaced. To replace with vinyl floors would be at a cost of \$5,146.00 not including the removal of the existing floors. Scott Cohen motioned to approve spending up to \$5,500.00 to replace the flooring in the adult lounge. Jeffery Dorn seconded the motion. After a brief discussion item was tabled until additional bids can be obtained and to check into other options on flooring.

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**MANAGERS REPORT CONTINUED:**

Yvonne Emmanuelle requested the use of the adult lounge for her annual sewing guild meeting on November 14, 2009. Request approved unanimously.

Ms. Smith requested that the office upgrade their computer office software. Mr. Sargent agreed and informed the board that the system in use should be updated. Jeffrey Dorn motioned to approve spending up to \$250.00 on new software. Scott Cohen seconded the motion, passed unanimously.

Mr. Josephs informed the board that there are a few trees in need of trimming. Scott Cohen motioned to approve spending up to \$750.00 to do whatever miscellaneous landscaping is needed. Jeffrey Dorn seconded the motion, passed unanimously.

There being no further business to discuss the meeting adjourned at 9:15 pm.

Respectfully submitted,  
Michele C. Smith

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Miles Moss, President

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Dennis Sargent, Secretary