

**WINSTON PARK HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
DECEMBER 3, 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, December 3, 2009 at the Winston Park clubhouse at 8:00 pm.

DIRECTORS PRESENT

Scott Cohen Miles Moss
Jeffrey Dorn Jose Nieves
Sherry Maer George Thompson

DIRECTORS ABSENT

Dennis Sargent

PREVIOUS MINUTES

Sherry Maer motioned to approve the November 5, 2009 minutes as presented. Jeffrey Dorn seconded the motion, passed unanimously.

MANAGERS REPORT

Michael Josephs reviewed the November 2009 financial statement and accomplishments for the month of November 2009 with no exceptions noted.

Reserve Funds: Upon review of the November 2009 financial statement George Thompson motioned to move \$24,000.00 Reserve: Pool Deck to Reserve: Pool Resurface. Jeffrey Dorn seconded the motion, passed unanimously.

Pressure cleaning tennis courts: Mr. Josephs informed the Board that he received a bid from Tropic Surfaces to pressure clean all the tennis courts for \$1,230.00. Sherry Maer motioned to approve spend up to \$1,230.00 to pressure clean all the tennis courts. Scott Cohen seconded the motion, passed unanimously.

Cheekee Huts: Mr. Josephs informed the Board that the 2 Umbrella Cheekee Huts need to be re-thatched and one regular hut to be rebuilt but that he was still trying to obtain proposal to do said work, however based on previous repairs the cost should not exceed \$3,526.00. Jeffrey Dorn motioned to approve spending up to \$3,526.00 on said repairs. Sherry Maer seconded the motion, passed unanimously.

Adult Lounge requests:

1. Mr. Josephs informed the Board that he received a request from a homeowner to use the Adult Lounge to hold an award ceremony and if the cost of the room could be reduced. The regular cost of the room rental is currently \$425.00. Jeffrey Dorn motioned to reduce the rate to \$400.00; George Thompson motioned to reduce the rate to \$350.00. After much discussion and debate Jeffrey Dorn motioned to approve a reduced rate of \$375.00. Sherry Maer seconded the motion, passed.
2. Miles Moss informed the Board that he received a request from Read2Succeed to host their annual fund raiser and have the rental fee waived. After a brief discussion Scott Cohen motioned to charge the organization a \$25.00 usage fee. Sherry Maer seconded the motion, passed. Jeffrey Dorn opposed.

Holiday Party: The Annual Winston Park Holiday Party will be held on December 20, 2009

Best Decorated house awards: George Thompson motioned to spend up to \$200.00 for trophies to be represented to the top 20 Best Decorated Home in Winston Park. Jeffrey Dorn seconded the motion, passed unanimously.

Holiday Bonuses: Mr. Josephs reviewed the list of employees, their duties and length of service with the Association. After a full review Sherry Maer motioned to approve a total of \$6,475.00 in Holiday Bonuses. Jose Nieves seconded the motion, passed unanimously

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

Respectfully submitted,
Michele C. Smith

Miles Moss, President

Dennis Sargent, Secretary