

**WINSTON PARK HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JUNE 4, 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, June 4, 2009 at the Winston Park clubhouse at 8:00 pm.

DIRECTORS PRESENT

Scott Cohen Jose Nieves
Jeffrey Dorn
George Thompson

DIRECTORS ABSENT

Sherry Maer
Miles Moss
Dennis Sargent

PREVIOUS MINUTES

Jeffrey Dorn motioned to approve the May 7, 2009 minutes as presented. 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:

The Girl Scouts will be doing the Annual Lake Cleaning on Saturday, June 6, 2009.

The air conditioning unit in the Adult Lounge needs to be replaced; the cost to replace will be \$8,425.00. Jeffrey Dorn motioned to approve the cost to replace the air conditioning unit. Scott Cohen seconded the motion, passed unanimously.

The cost to place mirrors on the walls outside the gym, around the area where the free weights were placed will be approximately \$975.00. Scott Cohen motioned to spend up to \$1,000.00 to purchase said mirrors. Jeffrey Dorn seconded the motion, passed unanimously.

Mr. Josephs reviewed all staff members, their positions and time employed by Winston Park to established annual raises. After a brief discussion Jeffrey Dorn motioned to approve raises as follows: lifeguards to receive \$1.00 for the summer months and drop back to .50 cents during the winter months; all receptionists to receive .50 cents and the office manager \$1.00. Scott Cohen seconded the motion, passed unanimously.

There being no further business to discuss the meeting adjourned at 8:45 pm.

Respectfully submitted,
Michele C. Smith

Miles Moss, President

Scott Cohen, Secretary