

**WINSTON PARK HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
SEPTEMBER 4, 2008  
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, September 4, 2008 at the Winston Park clubhouse at 8:00 pm.

**DIRECTORS PRESENT**

Scott Cohen                      Dennis Sargent  
Sherry Maer  
Miles Moss

**DIRECTORS ABSENT**

Jeffrey Dorn  
Jose Nieves  
George Thompson

**HOMEOWNERS FORUM**

Representatives of WeWash were present to introduce their new laundry service located at 12225 SW 128 Street, Suite 106 Miami, Fl. Their service includes wash-n-dry, folding and dry cleaning; pick up in a centrally located location then to your door delivery. They requested permission to place a drop off bin on site for Winston Park Homeowners and that they would offer the Association either 6% of the monthly net profits or 3% of the monthly gross profits. After a brief discussion and a survey of those homeowners present it was suggested that they advertise in the upcoming newsletter and send out flyers and see what type of response they receive from Winston Park residents.

Homeowners along SW 72 Terrace and SW 128 Court request the Association look into additional stop signs and or traffic circles due to the high volume of traffic and speeding along those streets. Mr. Moss agreed to look into it.

**MANAGERS REPORT**

Michael Josephs reviewed the August 2008 financial statement and accomplishments for the month of August 2008 with no exceptions noted.

The following updates were given:

On behalf of Lynn Sargent, Recreational Director, Mr. Josephs reviewed the following proposals:  
Halloween Party: Proposed Budget \$2,500.00  
Christmas Party: Proposed Budget \$1,626.00

After a full review of Ms. Sargent' proposal Scott Cohen motioned to reduce the Halloween Party budget to \$1,000.00 and the Christmas Party to \$1,216.00. Dennis Sargent seconded the motion, passed unanimously.

Insurance: the D&O policy is due in November – the renewal cost will be \$5,834.75. Mr. Moss requested that Mr. Josephs look into raising the deductible for a possible lower premium.

Mr. Josephs presented the Board with the Proposed 2009 Operating budget. Mr. Moss requested that the Board members review the Proposed Budget and be prepared to discuss at the October meeting.

There being no further business to discuss the meeting adjourned at 10:40 pm.

Respectfully submitted,  
Michele C. Smith

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Miles Moss, President

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Scott Cohen, Secretary