

**WINSTON PARK HOME OWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
May 5, 2011
MINUTES**

A regularly scheduled meeting of the Board of Directors of Winston Park Home Owners Association, Inc., a not-for-profit organization, was held on Thursday, May 5, 2011 at the Winston Park Clubhouse at 8:00pm

DIRECTORS PRESENT

Scott Cohen
Sherry Maer
Jeffery Dorn

Miles Moss
George Thompson

DIRECTORS ABSENT

Jose Nieves
Dennis Sargent

MANAGER'S REPORT

Mr. Josephs reviewed accomplishments for the month of April 2011 with no exceptions noted.

Mr. Josephs reviewed the April 2011 financial statement with no exceptions noted.

Mr. Josephs gave the following update to the board:

Fourth of July Annual Picnic: Mr. Josephs reviewed Lynn's proposed budget. A motion was made to approve spending up to \$7,000.00 on the Annual Picnic. The motion was seconded and passed.

Greenway: Mr. Josephs was asked by the Board whether or not there was a way to inform residents living along the greenway that the greenway is not their personal property and any parties are to be held on/in their yard and not the greenway. It was suggested that some kind of agreement be drawn up that states that the association is not liable for any injuries that may occur while the homeowner is using the greenway.

IRS: Mr. Moss informed the Board that he received the approval from the IRS officially making the Association a not-for-profit organization.

Roof: Miles Moss reviewed an email from the Association's attorney on the possible lawsuit Winston Park vs. Murton Industries. Several different options were reviewed. It was motioned to hire Sasha Sampairo, Esp. to join the law suite of Murton Industries vs. JM Metals at a retained rate of \$3,000.00, and an hourly rate of \$250.00 not to exceed \$7,500.00 without consent of the Board. The motion was seconded and passed.

There being no further no business to discuss, the meeting adjourned at 8:50pm