

**WINSTON PARK HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
OCTOBER 1, 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, October 1, 2009 at the Winston Park clubhouse at 8:00 pm.

DIRECTORS PRESENT

Scott Cohen
Sherry Maer
Miles Moss
Dennis Sargent

DIRECTORS ABSENT

Jeffrey Dorn
Jose Nieves
George Thompson

HOMEOWNERS FORUM:

Homeowner Luis Fuste requested the use of the Adult Lounge to hold a fund raiser for his daughter's soccer team. The fund raiser is Domino Night to be held on November 7, 2009. Mr. Fuste requested that the rental fee be waived. Scott Cohen motioned to approve Mr. Fuste's request. Dennis Sargent seconded the motion, passed unanimously.

Homeowner Mya Chatterjea requested that the Board look into putting up a shade tent over the playground (tent similar to the shade tents being installed in all new county parks). Mr. Moss asked that Ms. Chatterjea assist Mr. Josephs in the type of tent and costs.

PREVIOUS MINUTES

Scott Cohen motioned to approve the September 3, 2009 minutes as presented. Sherry Maer seconded the motion, passed unanimously.

MANAGERS REPORT

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

AquaKids: The owner of AquaKids was present to discuss the issue with Ms. Claps and after a brief discussion his decision was to stand his ground. No refund to be given to Ms. Claps.

Proposed 2010 Operating Budget: Mr. Josephs presented the Board with a draft of the 2010 Operating Budget and informed the Board that there would be no increase to the monthly maintenance fee of \$39.00 per month. After a complete review of the Proposed 2010 Operating Budget Sherry Maer motioned to approve the budget as presented. Scott Cohen seconded the motion, passed unanimously.

There being no further business to discuss the meeting adjourned at 10:15 pm.

Respectfully submitted,
Michele C. Smith

Miles Moss, President

Dennis Sargent, Secretary