

**WINSTON PARK HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
APRIL 2, 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, April 2, 2009 at the Winston Park clubhouse at 8:00 pm.

DIRECTORS PRESENT

Scott Cohen Miles Moss
Jeffrey Dorn
Sherry Maer

DIRECTORS ABSENT

Jose Nieves
Dennis Sargent
George Thompson

HOMEOWNERS FORUM

Homeowners living along SW 135 Avenue asked the Association to look into the "NO PARKING" signs that have been placed along SW 135 Ave between SW 79th and 80th Streets. These signs make it difficult for Winston Park Homeowners to have guests. The removal of these signs would be greatly appreciated. Mr. Moss informed the homeowners that they should email Comm. Souto and to attend the monthly Town Hall meeting with the commissioner.

PREVIOUS MINUTES

Sherry Maer motioned to approve the March 5, 2009 minutes as presented. Scott Cohen seconded the motion, passed unanimously.

MANAGERS REPORT

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

The following updates were given:

Wall repairs: Mr. Josephs informed the Board that there had been three (3) different wall accidents; two (2) of which were hit and run and one (1) the drivers insurance, State Farm, was notified and will be sending a check for \$450.00. The cost repairs for the two (2) hit and runs will be approximately \$650.00.

Lake treatment: The current contract with Aquagenix has an automatic renewal clause in it unless notified in writing sixty (60) days prior to renewal. Mr. Josephs informed the Board that they have not completed their current contract and will send a sixty (60) day cancellation letter immediately.

Annual elections: The Annual Elections are scheduled for July 9, 2009.

There being no further business to discuss the meeting adjourned at 9:05 pm.

Respectfully submitted,
Michele C. Smith

Miles Moss, President

Scott Cohen, Secretary