

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

DIRECTORS PRESENT

Scott Cohen Jeffrey Dorn
Sherry Maer George Thompson
Miles Moss

DIRECTORS ABSENT

Jose Nieves
Dennis Sargent

HOMEOWNERS FORUM

Representatives from BankAtlantic were present to discuss various banking options and services available to the Association. After a brief discussion Mr. Moss suggested that they make an appointment to sit with Michael Josephs and discuss in detail the needs of the community and what the bank can offer and bring the information the Board for the next meeting.

PREVIOUS MINUTES

Scott Cohen motioned to approve the November 6, 2008 minutes as presented. Jeffrey Dorn seconded the motion, passed unanimously.

MANAGERS REPORT

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

The following updates were given:

Pools: Mr. Josephs informed the Board that effective December 19, 2008 new codes will go into effect for the swimming pools; both pools will need new drain covers and there is a possibility that the kid's pool may have to be closed. Mr. Josephs will keep the Board updated on said possibility.

Tennis Team: The Miami Sunset Senior High School Tennis Team requested the use of the facility to conduct their annual practice and any tournaments held during the school year. After a brief discussion the Board agreed that in the future a representative be present at the Board meeting when making said request and based on the brief discussion held the students are to conduct themselves properly when using the facility.

Legal fees: Mr. Josephs reviewed the current legal costs involved in a foreclosure; basically to recover on a foreclosure is not worth the money spent. After a brief discussion the Board requested that Mr. Josephs discuss with Barry Hectfiman, the Associations CPA, with alternatives and cost effective methods to collect on foreclosures.

Annual Bonus: Mr. Josephs reviewed with the Board all current employees and their positions and time with the Association. After a complete review Scott Cohen motioned to approve Annual Bonuses of \$6,335.00. Sherry Maer seconded the motion, passed unanimously.

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

Respectfully submitted,
Michele C. Smith

Miles Moss, President

Scott Cohen, Secretary