

**WINSTON PARK HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
JULY 9, 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, July 9, 2009 at the Winston Park clubhouse at 8:15 pm.

**DIRECTORS PRESENT**

Scott Cohen                      Jose Nieves  
Jeffrey Dorn                     George Thompson  
Sherry Maer                     Dennis Sargent  
Miles Moss

**DIRECTORS ABSENT**

**PREVIOUS MINUTES**

Jeffrey Dorn motioned to approve the June 4, 2009 minutes as presented. Scott Cohen seconded the motion, passed unanimously.

**APPOINTMENT OF OFFICIERS:**

George Thompson made the following motion:

Miles Moss, President  
Sherry Maer, Vice President  
Jose Nieves, 2 Vice President  
Jeffrey Dorn, Treasurer  
Scott Cohen, Sargent at Arms  
Dennis Sargent, Secretary  
George Thompson, Director

Sherry Maer seconded the motion, passed unanimously.

**MANAGERS REPORT**

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

The following updates were given:

Gym Floors: Mr. Josephs informed the Board that the floor in the main gym needs to be replaced and that carpet would be the cheapest and easiest to do. The cost for carpet should be approximately \$1,200.00 to \$1,600.00. Jeffrey Dorn motioned to approve the spending up to \$1,500.00 for the purchase and installation of carpet. Dennis Sargent seconded the motion, passed unanimously.

Sunset Senior High: Mr. Moss brought the attention of the other Board members that Sunset Senior High was breach of the original agreement made during last year's school year where as members of the different sports clubs that use the facility were to volunteer at different functions held at Winston Park. Mr. Moss suggests sending the following letter:

Re: Use of Winston Park HOA facilities

Dear Ms. Cox:

As you are aware, we have been a supporter of your school activities for many years, and have allowed your tennis team, swim team, and water polo team to use our facilities.

We fully realize budget and financial problems of the school system, and rather than ask for fees to offset the costs of your students using our facilities, we have agreed to allow the use in exchange for student volunteers to assist for major association events. Enclosed is a letter sent to Mr. George Phelan that was sent on May 19, 2009.

We had previously sent this letter in August 2008, and he attended the Board Meeting in August 2008, and agreed to provide the volunteers. Our 2009 Easter Egg Hunt had no volunteers, and on our July 4 party only two of the required six volunteers attended.

We are hereby requesting you or your representative to attend our HOA Board Meeting on Thursday, August 6, 2009 at 8:00 pm at the- Adult Lounge of our facility. We are located at 8100 S.W. 132 Avenue and our telephone number is (305) 386-3854 to discuss this situation.

We are hereby advising you that your students (water polo, swim team, tennis team.) will not be allowed to use the facilities in 2010 unless you resolve this issue on Thursday, August 6, 2009.

Sherry Maer motioned to approved the above letter. Scott Cohen seconded the motion, passed unanimously.

There being no further business to discuss the meeting adjourned at 8:30 pm.

Respectfully submitted,  
Michele C. Smith

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Miles Moss, President

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Dennis Sargent, Secretary

**WINSTON PARK HOMEOWNERS ASSOCIATION  
ANNUAL MEETING OF THE MEMBERS OF THE ASSOCIATION  
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Due to lack of quorum of the general membership of Winston Park no meeting was held; one hundred fifty (150) proxies either in person or mail in proxies are needed to conduct the meeting only 100 were received.