

**WINSTON PARK HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
OCTOBER 2, 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, October 2, 2008 at the Winston Park clubhouse at 8:00 pm.

**DIRECTORS PRESENT**

Scott Cohen  
Jeffrey Dorn  
Jose Nieves

Dennis Sargent  
George Thompson

**DIRECTORS ABSENT**

Sherry Maer  
Miles Moss

**HOME OWNERS FORUM:**

Several residents were present inquiring as to what could be done with people parking in grass areas around the community (grass area around school, swales and along SW 137 Ave). Mr. Josephs informed those present that the areas in question are county property and recommended that they call Team Metro.

Representatives from Metro Zoo were present to request the use of the Adult Lounge to hold a Fund Raiser for AAZK, a not-for-profit organization; moneys collected are used for the Chinchillas and Rhinos. Jeffrey Dorn motioned to donate the use of the Adult Lounge to Metro Zoo to hold their fund raiser, date and time to be coordinated with Mr. Josephs. Scott Cohen seconded the motion, passed unanimously.

**PREVIOUS MINUTES**

Dennis Sargent motioned to approve the September 4, 2008 minutes as presented. Jeffrey Dorn seconded the motion, passed unanimously.

**MANAGERS REPORT**

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

The following updates were given:

Pool acid feeders: Mr. Josephs informed the Board that the pool acid feeder needs to be replaced and has received two (2) proposals: \$3,352.31 and \$2,603.31. Scott Cohen motioned to approve spending up to \$2,603.31 for the purchase of the new acid feeder. Dennis Sargent seconded the motion, passed unanimously.

2009 Proposed Budget: George Thompson, along with the rest of the Board present, reviewed the Proposed 2009 Budget. Mr. Thompson recommended tabling a complete review of the Proposed 2009 Budget until November meeting at which time he requested that the Association attorney be present to discuss the delinquencies and Mr. Moss be present. It was requested by homeowners that full reviews be made of all contracts with outside vendors (i.e. Lollipops, tennis)

There being no further business to discuss the meeting adjourned at 9:45 pm.

Respectfully submitted,  
Michele C. Smith

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Miles Moss, President

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Scott Cohen, Secretary