

POSOL RESIDENTS MANAGEMENT COMPANY LIMITED

**MINUTES OF THE BOARD MEETING
HELD AT
QUAYSIDE, PORT SOLENT – 18th FEBRUARY 2011**

Present: Nick Hewitson (Chairman)
Michael Slack (Deputy Chairman)
Nick Hewitson
Mike Sandall
Reg Sillence
Barry White

In attendance: Samantha Simpson
Nikki Avis

1. APOLOGIES

11/02/001 Apologies were received from Ian Currie and Andy Sinton-Gerry.

2. MINUTES OF THE PREVIOUS MEETING HELD ON 21st JANUARY 2011

11/02/002 Typographical amendments were made to the minutes following which, the minutes were approved. Barry White proposed and Michael Slack seconded.

3. MATTERS ARISING

11/02/003 Nothing to report.

4. MANAGING AGENTS REPORT

Finance – Budget –Expenditure

11/02/004 Countrywide advised the Board that expenditure as at 9th January 2021 was £328,916.60 against the budgeted figure of £367,913.

11/02/005 Countrywide advised the Board that the Southern Aerial invoices it had queried last month were in fact invoices for the quarterly charges in respect of the maintenance contract.

Arrears

11/02/006 Total arrears including all aged debts as at 31st December 2010 amount to £8,656.41.

11/02/007 [] **Coverack Way** – See confidential minutes

Property Alterations

11/02/008 [] **Tintagel Way** – Following a visual inspection of the property, Countrywide informed the Board that the owner has not carried out the necessary painting work to the windows on the rear elevation.

Due to the non compliance, a Director proposed that POSOL consent should be withdrawn with immediate effect. In response, a Director commented that the owner be reminded that a caution will be placed on the file for unapproved alterations until such a time that the property is put on the market. Any potential purchaser and/or conveyance solicitor will be notified accordingly and the caution will not be removed until the breach is remedied.

11/02/009 [] **Carbis Close** – Countrywide advised the Board that it had received further correspondence from the owners appealing against POSOL’s decision not to approve the vertical glass blocks in the new stud wall in the car port.

The meeting reviewed the Shareholder’s appeal, however POSOL’s position on the outcome remained unchanged.

11/02/010 [] **Newlyn Way** – A Director queried the proposed row of horizontal glass bricks in the wall following the car port alteration. A Director responded that the glass bricks would not be clearly visible from the road as they would be installed above the architrave.

The meeting discussed the submitted application and the Covenants Working Group advised the Board that it could see no reason why consent should not be granted subject to the standard terms and conditions. The Board duly endorsed this recommendation.

11/02/011 [] **Bryher Island** – The Covenants Working group advised the Board that it was due to attend a meeting with the owner shortly and that it would report back to the Board in due course.

Gardening

11/02/012 [] **Coverack Way** – The Board was advised that the matter had now been completed and that the relevant Licence documentation had been signed by both parties and the fees paid.

11/02/013 [] **Coverack Way** – Countrywide advised the Board that it had received a response from the owners appealing against POSOL’s decision to not carry out any further pruning works and requesting Countrywide take immediate action to rectify the matter.

The Board reiterated that it had no intention of carrying out any further works to the tree in question as it felt it had already been pruned in good husbandry and POSOL subsequently recommended the relocation of the sky dish.

Berthing

11/02/014 **Residential Berth Lengths** – The POSOL Chairman and a Director advised the Board that they had met with Trevor Allen, Dan Hughes and Andy Osmond of Premier Marinas to discuss its proposed over length vessel procedure, in particular the twenty-eight day rule to relocate a vessel should permission be withdrawn. At the meeting, the Board’s representatives proposed that this time period be extended.

Premier Marinas commented that the new procedure will be implicated as of the 1st April 2011, and it that would consider extending the notice time period to a longer time period and would advise POSOL accordingly.

The Chairman advised the Board that Premier Marinas is also giving due consideration to providing each Shareholder with a determination for the maximum size vessel a berth can hold without impeding on the navigational safety of other vessels.

11/02/015 **Berth [] and []** – Countrywide advised the Board that it had yet to receive the report about the bolt testing from Solent Marine Limited and would report back to the Board at the next meeting.

Estate Security

11/02/016 **Marine Safety Ladders** – Countrywide advised the Board that the contractor had completed the final stage of security works to the marina safety ladders and pontoons.

11/02/017 **Installation of Salt Grit Bins** – Countrywide advised the Board that it had contacted Portsmouth City Council and the matter had been subsequently referred to Colas. Colas had advised that it did not have any intention of installing salt/grit bins due to limited available funds. Countrywide informed the Board that POSOL may wish to purchase its own salt/grit bins for use across the estate, as long as they situate it on POSOL land not public highway.

The meeting discussed possible liability issues and it agreed that at this current time it would not install any salt/grit bins on the estate.

General

11/02/018 **Proposed Closure of the Pathway between Oyster Quay and Port Solent** – Countrywide advised the Board that no further action was required at this time. Oyster Quay was seeking clarification from Portsmouth City Council on their position.

The Board discussed pursuing Portsmouth City Council to establish the pathway as public right of way. It was agreed that those Shareholders concerned would need to do this as private individuals.

5. MEMBERSHIP OF WORKING GROUPS

11/02/019 The POSOL Chairman asked for the Board's consideration to amalgamate the working groups into possibly four primary groups, each one to include at least one Board member and two non Board members.

The Board discussed the matter briefly and asked the Chairman to submit his proposal in writing for the consideration of the full Board in due course.

6. WORKING GROUP REPORTS

Finance

11/02/020 Nothing further to report.

Covenants

11/02/021 **[] Bryher Island** – The Covenants Working Group advised the Board that a member of the group has raised concerns of possible privacy issues if the proposed alterations are carried out. It will therefore review the submitted application and report back to the Board in due course.

Countrywide commented that it is awaiting written confirmation from [] Bryher Island that he will be undertaking similar works as stated in the application made by [] Bryher Island, to guarantee the symmetry of the properties.

11/02/022 A Director commented to the Board that several properties across the estate were looking unsightly due to the large quantity of items/rubbish being stored in the car ports. He asked the Board to consider issuing letters to those properties concerned requesting that due consideration for the visual amenity of the estate is given to the appearance of the car port when using it for storage.

Gardening

11/02/023 **Rejuvenation of Mullion Close** – The Gardening Working Group proposed the rejuvenation of a grassed area in Mullion Close, in response to a complaint received from the owner of [] Mullion Close, that the area is currently being used for dog/animal fouling.

The Board considered the Group's proposal and agreed that the matter would be considered further during the course of the year and the costs would be incorporated into the following year's budget.

Website & Shareholders Communications Working Group

11/02/024 **Monthly Email** – The Communications Working Group advised the Board that it will circulate a draft monthly email for the Board's consideration and anticipates issuing it to the relevant Shareholders in March.

11/02/025 **Bi-annual Newsletter** – A Director asked the meeting for the submission of ideas/articles for the Spring Newsletter to be issued in April with the service charge demands.

Berthing

11/02/026 **Annual Boat Re-registration Procedure** – A Director has redrafted and revised the wording and reduced the quantity of letters issued to B Shareholders to request completion of the annual boat re-registration form. The revised letters were circulated to the Board members for their consideration.

The meeting discussed the contents of the letters and a Director read out his suggested alterations. The Board agreed to incorporate his comments and asked the Director to make the necessary amendments to the letters and alter the timing for the letters to be sent out on the Berth Database.

Security

11/02/027 [] **Coverack Way** - The Security Working Group advised that it had yet to view the area but would do so and report back to the Board in due course. Rather than continue to erect fences, a Director asked the Board to consider more formative planting as a deterrent.

11/02/028 A Director advised the Board that several lanterns on Bryher Bridge were not working and commented that the lanterns has had a high failure rate. The Board asked Countrywide to appoint a contractor accordingly and to make enquires for suitable alternatives which have a longer life span, in particular LEDs.

Port Solent Community Working Party

11/02/029 Nothing further to report.

7. ANY OTHER BUSINESS

11/02/030 [] **Tintagel Way** - Countrywide advised the Board that it had written to the owner once more in a bid to resolve matter of him withholding service charge and Countrywide proceeded to read his response to the Board.

The meeting discussed the content of the letter and it agreed to write off the outstanding monies accrued on his account to a total sum of the costs incurred by the owner to install an aerial at the property.

8. DATE OF NEXT MEETING – 17th March 2011