



POSOL Residents Management Company Limited

Spring Newsletter 2010

Budget 2010/2011

Accompanying this newsletter are the Budgets for the financial year ending 31st March 2011. These form the basis of the service charges to be raised in April 2010 (2/3rds) and October 2010 (1/3rd). As this newsletter goes to the printer, we expect to end the year to 31st March 2010 with a total cost of approximately £379,000, being a favourable variance to budget of around £12,000 but this is always subject to final audit and accounting adjustments. In addition to normal inflationary costs, for the following year we will be having to pay the full VAT rate of 17.5% on the

majority of our outgoings and this, together with the contractually increased charge from Premier Marinas and proposed improvements to safety measures around the residential waterfront area, will increase the overall budgeted costs to £403,027.

The charges to be raised to each house and berth holder will be mitigated by savings made on the budget for the year ended 31st March 2009. The net effect will therefore be:-

Annual Service Charge	2010-2011	2009-2010
Total charge per house	£672.52	£685.97
Less refund for earlier year	-£43.07	-£25.20
	-----	-----
Net charge per house	£629.45	£660.77
	=====	=====
Total charge per berth	£382.27	£325.66
Less refund for earlier year	-£24.48	-£11.96
	-----	-----
Net charge per berth	£357.79	£313.70
	=====	=====

Electricity to Remote Berths

Berth owners are reminded that electricity outlets for remote berths are their responsibility. Some of the enclosures are in poor condition, some with doors hanging off, and these should receive the attentions of a qualified electrician as soon as possible. Don't wait for a tragic accident to take place before rectifying these defects.

POSOL is sometimes contacted by Southern Electric seeking payment for a supply to a remote berth or to gain access to read the meter. In each case the Company is referred to the berth owner. Berth owners are reminded that responsibility for providing the necessary access and for paying the bills is theirs and theirs alone.

Over-length Boats on Residential Berths

We wrote to every residential berth owner last month to tell them about some changes which Premier Marinas has introduced with effect from 1st April 2010 concerning the accommodation of over-length boats on our finger pontoon berths. An over-length boat in this context is one which is longer than 11m overall. Instead of issuing a Letter of Comfort, as has been done since the beginning of Residential Berths at Port Solent, a new one-time Letter of Permission will be issued for an acceptable over-length boat and this will be supported by an annual Licence to Trespass for the amount by which the boat extends beyond 11m. Existing Letters of Comfort will be withdrawn and replaced by Letters of Permission. Premier will charge an administration fee of £25 plus VAT for the Letter of Permission.

There will be a charge for the Annual Licence to Trespass based on the amount by which the boat is over-length. Here, POSOL has negotiated some valuable concessions from Premier Marinas.

We do not have an absolute figure for the length of our nominal 11m berths and have to rely on measuring from plans drawn to the Ordnance Survey 1250 scale, the width of the lines gives rise to small potential errors. Accordingly, we have agreed that, even though a boat may be over-length, there will be no charge for the license, so long as the overall length does not exceed 11.3m

Furthermore, for those owners whose boats already had the "old" Letter of Comfort, there will be no charge for the Annual Licence to Trespass, no matter what the length of their boat is. This concession applies only to existing boats. On a change of boat or boat owner, or the berth changing hands, the new arrangements will apply.

The charge for the Annual Licence to Trespass was to have been based on the Annual Linear Rate for a boat moored in the public marina multiplied by

the amount by which the boat is longer than 11m (now 11.3m, see before). It was argued that owners would not gain any additional benefits in the use of marina facilities and that the proposed charge should be reduced. This charge is now based on 25% of the Commercial Linear Rate.

The Licences to Trespass will run from the 1st April each year. A new boat which has to be licensed in this way part way through the year will be charged on a pro rata basis.



New boats being moored under the terms of a Residential Berth Licence (where such licences are permitted under the terms of the sub-underlease) will not be granted a Letter of Permission, which means that no boats over 11.3m may be licensed to use a residential berth by the berth owner from now on.

Although Letters of Permission, Licenses to Trespass and invoices relating thereto will be issued by Premier Marinas, POSOL remains the first point of contact whenever a new boat is to be moored on a residential berth. The same Registration and Residential Berth Licensed Boat Registration procedures will continue to operate as before. As part of the registration procedure for a new boat, POSOL shares the boat details with Premier and this will trigger the measurement of the overall boat length, if relevant. The necessary documentation for an over-length boat will follow, if necessary, once the POSOL boat registration process is satisfactorily completed.

Car Parking

This is an old chestnut but we feel obliged to raise it again. Most people park with consideration for others and we apologise to them for again taking up space for this topic in the newsletter.

Some shareholders have expressed concern about the increasing tendency to park vehicles on pavements, resulting in pedestrians having to endanger themselves by stepping into the road to get around them. Parents with young children and pushchairs are particularly vulnerable, as are disabled people in invalid carriages. It is actually against the law to park on pavement adopted by the Council

Please think of others when parking. We all know there isn't enough parking space at Port Solent but more would be available if folk would make use of their carports and make better use of existing parking spaces, even though their use might entail a short walk. Visitors to remote berths in particular could help by parking away from the normally congested areas close to these berths, especially if they are going to be away from Port Solent for several days. There is usually plenty of space along Lock View so why not move the car there, after unloading near to the berth?

Marina Safety Ladders

We have been looking at the provision of escape ladders provided in various locations around the residential mooring area and find that, although the overall ladder count exceeds the number recommended for a marina location, there are a

few areas where it is judged that an additional ladder or two will appreciably reduce the distance a person falling in the water would have to swim to reach one. We will therefore be installing some more ladders in the near future. You may see members of the Security Working Group surveying the area on foot or by boat in the coming weeks.



While considering this issue, we realised that there may be some people, particularly visitors, who might not be aware that the locations of safety ladders on pontoons are marked by the use of a red cap on the pile instead of the white caps on all the other piles. Since these red caps have rather deteriorated over time so that they are not as obvious as they were, we will be marking these piles with high visibility signs in the near future. Please make sure you know just where your nearest safety ladder is located and point it out to your visitors.

Of course, knowing where the ladder is is not much good if the person in the water can't swim and is not wearing a lifejacket. Please bear this in mind when you bring visitors onto your pontoon, especially children. Now is a good time to clean your pontoon to remove any algae which may have built up over the winter.

Extensions into Carports

POSOL has recently received a rash of requests to extend living accommodation into car ports. POSOL published its Policy for dealing with such requests in 2007 and copies were, as always with new or changed Policies, sent to every shareholder. The document is available for download on the POSOL web site www.posol.co.uk or on request to our managing agent.

In essence, POSOL will do all it can to prevent a reduction in the number of car parking spaces required under the original planning approvals (two per house, not including garages separate from houses). In some situations, some part of the car port can be partly built into and still leave space on the drive and residual car port for two cars to park. In other cases this condition cannot be met and POSOL approval will not be forthcoming.

Flood Risk

You will have received a communication recently from the Environment Agency telling you that Port Solent is in a flood plain and inviting you to

register with the Agency to receive automated Flood Warnings by telephone, when these are in effect.



Fortunately for us, the notice takes no account of the fact that Port Solent is a Marina Development, conceived in the late eighties and constructed with flood defences. Control of the water level in the marina is by the double lock gates. These are fitted with an interlock system to prevent both sets of gates being open at the same time by accident. In favourable tidal conditions this interlock can be overridden to provide a free-flow period to purge the marina waters. The greatest risk of flooding comes from the West, where we

are protected by a sea wall at a height of 4.28m AOD (Above Ordnance Datum). The top of the lock gates is currently 3.35m AOD as are small openings to allow pedestrian access to pontoons adjacent to the lock and the foreshore at the Northern end of the wall. For comparison, the level of Southampton Road at the traffic light controlled junction is 3.0m AOD.

The latest information published by the Environment Agency cites calculated extreme tide levels (AOD) for this area with a 0.5% probability of 3.2m in 2010 through to 4.3m for 2115 and with a 0.1% probability of 3.4m in 2010 through to 4.5m for 2115.

In due course some modifications will need to be made to the lock gates and the existing low level access points to give protection up to 4.28m AOD but these should not present any technical problems or be very costly.

You can put your fins away for now!

Gardening Requests

We would like to remind all Shareholders that any gardening maintenance requests should be made to our managing agents Countrywide who will, if necessary, refer the matter to the POSOL Gardening Working group for consideration. We appreciate that it seems quicker and easier to ask the Hambrooks gardeners when they are working on site but they are not authorised to carry out any additional works that are not included in the existing landscape contract. Unless you refer your request to POSOL it will not be taken into consideration and could result in unnecessary disappointment.



Request for Changes to the External Appearance of Property

Despite clear guidance in the covenants we all signed up to when we bought into Port Solent and reminders given in the POSOL Newsletter from time to time, your directors and our managing agent still have to deal with owners who either start to make changes without having asked for approval or who have asked for it just days before

merits. These are considered first by a Working Group which will then make its recommendation to the full board of directors at the next monthly meeting.

Please don't assume that a change considered to be acceptable in one place will automatically be acceptable in another. Each case is decided on the individual circumstances. Your directors and volunteer members of our Working Groups are the guardians of your lifestyle at Port Solent and seek always to approve changes which are compatible with the original design concept. Unfortunately, this means that some proposed changes will not be approved. The design shown here would be unlikely to get the OK!



the work is due to start. In such cases, unhelpful conflict sometimes follows and what could, and should, have been a friendly dialogue resulting in both sides being satisfied with the outcome, proves to be a painful experience for all. While our managing agent is authorised to give approval for some of the "standard" property changes, all others have to be considered on their individual

There can be much benefit to be gained by making an initial approach to POSOL with an outline of what changes you have in mind. An informal chat could greatly improve the prospect of having the formal plans you finally submit approved with minimum delay. Please allow a reasonable time for the review process to take place.

Washing on View

We still get complaints about washing being hung where it is on public display. There is a specific covenant which requires that washing should not be visible in this way so please give a thought to the visual amenity of our marina village and avoid

creating this nuisance. If brought to the attention of our managing agent with sufficient detail, the owner concerned will be contacted with a formal request to stop the practice.

Monthly News Updates by E-mail

We regret that we have had a few hiccups with the monthly e-mail that we wrote about in the last newsletter. Hopefully we are now on track. There will be an e-mail coming out in April which will update recipients on POSOL's day to day issues.

While we now have quite a number of your e-mail addresses, we would like as many of you as possible to receive this monthly digest. If you haven't signed up yet and would like to receive it, please let Samantha Simpson at Countrywide have your details.

We aim to make this digest a useful source of information for all shareholders. Watch out in future for the monthly e-mail which will be concise and will bring to your attention matters the board feels will be of interest. The 'War and Peace' version of information published in the monthly digest can be found on the POSOL website, either in the minutes or in one of the download sections.

Port Solent is Cool!

We know we had a spell of cold weather recently but were surprised to see this visitor from the Southern Hemisphere. Or could one of our shareholders be pulling our leg?

