

POSOL RESIDENTS MANAGEMENT COMPANY LIMITED
MINUTES OF THE BOARD MEETING
HELD AT
PORTCHESTER BUSINESS CENTRE, PORTCHESTER – 22nd MAY 2015

Present: Mark Abrams (Chairman)
Ian Currie (Company Secretary)
Melvyn Farndell
Mike Sandall
Barry White
Jakki Brierley-Shorrocks

In Attendance: Charles Saunders
Nikki Avis

1. APOLOGIES

15/05/001 Apologies were received from Geoff Saunders

2. MINUTES OF THE PREVIOUS MEETING HELD ON 24th APRIL 2015

15/05/002 The minutes were tabled. Mark Abrams proposed, Barry White seconded and the Board subsequently approved them

3. MATTERS ARISING

15/05/003 **Parking Bays** – Countrywide advised the Board that along with a Director it had reviewed the estate to identify all areas which need to have the parking bay markings re-done as well as all areas on the estate which would benefit from having bays or obstruction lines marked out.

Countrywide commented that it had requested quotations for the works from two contractors and will report back to the Board upon receipt. Also, a request has been submitted to Portsmouth City Council for the painting of obstruction lines on the estate.

4. MANAGING AGENTS & WORKING GROUPS REPORTS

Finance – Budget – Expenditure

15/05/004 **Expenditure Report** – The Board discussed the expenditure report circulated prior to the meeting and Countrywide advised that expenditure to 30th April 2015 amounted to £14,297.14 against a budgeted amount of £166,373 however the Port Solent Charge is shortly due to be paid to Premier Marinas.

Arrears

15/05/005 Countrywide advised the Board that the total sum of debtors amounted to £2,822.92 with £750.06 relating to charges prior to October 2014.

Countrywide commented that since the last month's Board meeting it had collected £1,121.52.

15/05/006 **Payment Plans** – Countrywide advised the meeting that the owner of [] Carne Place has requested consideration to pay their Service Charge in instalments. The Board reviewed the request and it was subsequently approved.

15/05/007 **Santander Bond** – A Director advised the meeting that a request has been received from Santander to complete a further lengthy form and provide more personal information which we had never had to do previously.

The Board reviewed the matter at length and agreed that it was unnecessary and would not be prepared to sign the declarations required, given the minimal return that the Santander Bond now pays. The Directors asked Countrywide to revert back to Santander and if necessary transfer the funds back to Natwest deposit account.

Property Alterations

15/05/008 [] **Bryher Island** – Barry White declared an interest in this property.

Countrywide informed the meeting that the Covenants Working Group have viewed the property and have agreed that final consent can be issued for the removal of the grassed area at the front of the property and replace it with brick pavers. . The Board ratified consent.

15/05/009 [] **Carne Place** – Countrywide informed the meeting that the Covenants Working Group have viewed the property and have agreed that final consent can be issued for the replacement window, doors and installation of car port gates. The Board ratified consent.

15/05/010 [] **Coverack Way** – The Board reviewed the appeal submitted by the owner of [] Coverack Way against the decision that final consent would not be granted unless the main beam on the under balcony extension is painted brown.

Countrywide informed the meeting that another property on the estate has carried out a similar alteration and has also not painted the main beam on the under balcony kitchen extension. The Board discussed the matter at length and it subsequently agreed that final consent be granted for the works.

15/05/011 [] **Bryher Island** – Countrywide informed the meeting that the Covenants Working Group have viewed the property and whilst the works were completed in accordance with the submitted plans, the owner had not painted the main beam on the under balcony kitchen extension.

Following lengthy discussions, the Board agreed that final consent can be issued for the works.

15/05/012 **Removal of Gardens on the Estate** – Countrywide advised the meeting that the owner of [] Bryher Island has submitted a complaint regarding the removal of gardens of the estate to provide additional parking on the estate.

The Board reviewed the content of the Shareholders complaint and discussed the matter at length. Whilst POSOL understands the Shareholder's concern, it agreed that POSOL is working hard to maintain the overall appearance of the estate however with a shortage of parking spaces on the estate being a major issue-applications such as these are reviewed on a case by case basis and are only approved should the application meet certain criteria.

Gardening

15/05/013 **Gardening Re-Tender – See Confidential Minutes**

15/05/014 **Pergolas on Bryher Island** – Countrywide informed the meeting that the responses it had received from Bryher Island Shareholder to its circular canvassing their opinion was significantly against rather than for the reinstatement of the Pergolas.

The Board reviewed the matter at length and it agreed that there were not sufficient responses in favour for the Pergolas to be reinstated.

14/05/015 **Mullion Close and Coverack Way Rejuvenation** – The meeting discussed the proposed upcoming rejuvenation of Mullion Close and Coverack Way and it agreed that it would review the project once a new Garden Maintenance contractor has been appointed.

14/05/016 **Brick Planters** – Countrywide advised the meeting that it has received quotations for the works to repair the cracked planters across the estate and POSOL agreed that it would review the project once a new Garden Maintenance contractor has been appointed.

A Director commented that it may be worth looking into alternative solutions such as removing the brick planters and replacing them rail road sleepers.

Communications

15/05/017 Nothing further to report that has not been reported elsewhere in these minutes

Berthing

15/05/018 **Remote Mooring Water Supplies** – Further to the decision at last months meeting, the Board discussed options for notifying the Remote Mooring Berth Holders of its intention to rescind permission given to Shareholders regarding the use of the gardening watering points on the estate.

The meeting agreed that a letter would be issued to all those Shareholders affected along with the October invoices and also a copy posted on the POSOL website.

15/05/019 **Pontoon Repairs** – Countrywide advised the meeting that it had met with Bellwood Property Maintenance to review the pontoon repairs needed and it agreed the initial section of pontoons to be repaired.

Countrywide commented that it awaited receipt of a start date for the works and will duly write to those Shareholders in due course.

Estate Security

15/05/20 **Remote Mooring Gates** – Countrywide informed the meeting that it has received a quotation for the repairs to the remote mooring gates which had been highlighted as a security risk by [].

The meeting discussed the submitted quotation and duly authorised works to be instructed.

15/05/21 **Newlyn Way Security Breach** – Countrywide advised the meeting that it has received a quotation for the installation of security fencing adjacent to [] Newlyn Way which has been highlighted as a security issue due to the attempted break in.

The meeting discussed the proposed works and it duly agreed that these would be reviewed at a later date due to various other ongoing projects across the estate.

General

15/05/022 **Newlyn Way Parking Area** – A Director commented that a further Shareholder has expressed an interest in rejuvenation works to the parking area in Newlyn Way and would like to put forward a proposal for consideration.

15/05/023 **Port Solent Charge Negotiation** – Countrywide advised the Board that it had managed to secure two volunteers, [] and [] whom are both ex-Directors to assist with the Port Solent Charge re-negotiation.

Countrywide confirmed that Premier Marinas is yet to advise that the financial information is ready for collection and therefore it agreed to keep the meeting updated.

15/05/024 **Parking Regulation** – Countrywide advised the Board that it receive a complaint from the Shareholder of [] Newlyn Way regarding the letters he has received about being in breach of the parking regulation and in accordance with the Freedom of Information Act has requested copies of the documents obtained from the DVLA about his vehicle.

Countrywide confirmed that it had not obtained the ownership details from the DVLA, his details were provided in the form of a complaint from a resident on the estate about his vehicle therefore there is no documentation to provide.

The Board discussed this matter at length and whilst it appreciates that not all residents and/or Shareholders are happy about the parking regulation, it was introduced for the benefit of the estate as parking is a high emotive issue. The Board asked Countrywide to respond to the owner to advise that all residents and Shareholders are expected to adhere to the regulation and would ask all to park respectfully and considerately.

A Director queried if there was any further action that could be taken to enforce the regulation as there is a significant problem still particularly with the office workers in Lock View. Countrywide confirmed that it would write to companies accordingly.

15/05/025 **Damaged Fencing in Tintagel Way** – Countrywide advised the meeting that it had discussed the damaged fence in Tintagel Way with a contractor and is currently awaiting receipt of a quotation for the proposed repairs.

5. ANY OTHER BUSINESS

15/05/026 **Oyster Quay Gate** – Countrywide advised the meeting that it had no further update on this matter but would report back in due course.

6. DATE OF NEXT MEETING – Friday 26th June 2015