

**POSOL RESIDENTS MANAGEMENT COMPANY LIMITED**

**MINUTES OF THE BOARD MEETING  
HELD AT  
PORTCHESTER BUSINESS CENTRE, PORTCHESTER – 26<sup>th</sup> JUNE 2015**

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

In Attendance: Charles Saunders  
Nikki Avis  
Norman Hambrook and Simon Mosely (item 15/06/011 only)

**1. APOLOGIES**

15/06/001 Apologies were received from Mike Sandall and Melvyn Farndell.

**2. DIRECTORATE**

15/06/002 The meeting acknowledged the resignation of Geoff Saunders from the POSOL Board with effect from 22<sup>nd</sup> June 2015.

The Chairman wished to formally express the Board's thanks for his hard work and dedication to POSOL over the last few years. Geoff Saunders was a valued member of the Board and contributed considerably over the last two years towards the improvement and running of the estate.

**3. MINUTES OF THE PREVIOUS MEETING HELD ON 22<sup>nd</sup> MAY 2015**

15/06/003 The minutes were tabled. Mark Abrams proposed, Barry White seconded and the Board subsequently approved them subject to the agreed amendments being made.

**4. MATTERS ARISING**

15/06/004 **Gardening Watering Points** – Countrywide advised the meeting that during the recent walk around with Hambrooks, it had commented that to restrict the usage of the gardening watering points it is able to replace the taps with commercial adapters for a relatively low cost.

The Board reviewed the matter and agreed that no works would be instructed at this time.

**5. MANAGING AGENTS & WORKING GROUPS REPORTS**

**Finance – Budget – Expenditure**

15/06/005 **Expenditure Report** – The Board discussed the expenditure report circulated prior to the meeting and Countrywide advised that expenditure to 31<sup>st</sup> May 2015 amounted to £182,335.74 against a budgeted amount of £186,595.

### Arrears

15/06/006 Countrywide advised the Board that the total sum of debtors amounted to £1,669.18 with £750.06 relating to charges prior to October 2014.

Countrywide commented that since the last month's Board meeting it had collected £1,153.74.

### Property Alterations

15/06/007 [ ] **Newlyn Way** – Countrywide informed the meeting that the Covenants Working Group have viewed the property and have agreed that final consent can be issued for the installation of the hot air source pump. The Board ratified consent.

Countrywide advised the meeting that the owner of [ ] Newlyn Way also submitted an application for the replacement of the UVPC windows, patio doors, soffits, bargeboards, extend balcony and to redecorate the front and rear elevations

The Covenants Working Group recommended that Conditional Consent be granted for the proposed works. The Board ratified consent.

15/06/008 [ ] **Cadgwith Place** – The Board reviewed the appeal submitted by the owner of [ ] Cadgwith Place against the decision that final consent was not granted in 2012 for the window installed on the waterside elevation of the property.

The Board discussed the application at length and it agreed that the matter should be reviewed further by the Covenants Working Group.

A Director suggested that the rear elevation may not look as intrusive should the rest of the elevation be panelled to match the window frame.

15/06/009 **Holywell Pergola** – Countrywide advised the Board that a Shareholder has requested that the pergola in Holywell Drive be reinstated as soon as possible as it acts as a deterrent to those that wish to park oversized vehicles in the garage compound.

The Board discussed the request and it commented that as no other area is protected from oversized vehicles. Therefore, the Board agreed that due to the costs involved it would not reinstate the pergola at this time.

15/06/010 **Bryher Island Pergola** – The Board asked Countrywide to instruct Bellwoods to remove the remaining posts from the pergola on Bryher Island.

### Gardening

15/06/011 **Gardening Re-Tender** – See confidential minutes

15/06/012 **Brick Planters** – A Director advised the Board that having viewed the brick planters in question it appears that there is an issue with the footings of the planter and not with the tree as suspected.

POSOL agreed that it would review the project once a new Garden Maintenance contractor has been appointed.

15/06/013 **Estate Walk Around** – Countrywide advised the Board that it had received quotations from Hambrooks for areas that were identified during the June estate walk around as in need of replanting.

A Director commented that most of these areas were identified earlier in the year as in need of some attention as part of the routine maintenance and therefore does not feel that it is appropriate that these works are carried out at a cost to POSOL as they have been neglected by the gardeners..

The meeting discussed the estate gardening maintenance contract and Hambrooks' conduct over the last twelve months.

### **Communications**

15/06/014 Nothing further to report that has not been reported elsewhere in these minutes

### **Berthing**

15/06/015 **Remote Mooring Water Supplies** – Countrywide advised the Board that in response to the decision at last month's meeting, the Shareholder has submitted a formal complaint against POSOL's action and the decision not to install remote mooring watering points in the older part of the estate.

The Board reviewed the matter at length and considered the various correspondence and complaints received and concluded that its decision remains unchanged having acted in the best interests of the shareholders as a whole and adhered fully to POSOL's policies and procedures.

15/06/016 **Oversized Vessels** – A Director informed the meeting that the Shareholder has raised a further complaint with Premier Marinas regarding the oversized vessel situated on a neighbouring berth. Premier Marinas have advised that it has not changed its position on the matter and therefore neither oversized vessel will be registered.

Countrywide commented that there is a further issue with an oversized vessel on [ ] which is being referred to Premier Marinas due to the trespass into their water space.

15/06/017 **Pontoon Repairs** – Countrywide advised the meeting that it had agreed the start date of 13<sup>th</sup> July 2015 for the initial section of pontoons to be repaired.

### **Estate Security**

15/06/018 **Remote Mooring Gates** – Countrywide informed the meeting that the repairs to the remote mooring gates have now been completed.

### **General**

15/06/019 **Port Solent Charge 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 board updated.

15/06/020 **Parking Regulation** – The Board commented that it would like greater input from Countrywide to resolve the parking issues rather than referring everything to the Board.

Countrywide responded that it accepts the Boards comments and will seek to take more control of the new procedures. A Director requested that Countrywide issues the letters drafted by Verisona Solicitors in accordance with the policy and only refer the matter to the Board should further legal action be needed.

A Director suggested that photographs of the offending vehicles are included within the letter to name and shame the owners.

15/06/021      **Obstruction Lines** – Countrywide advised the Board that it has issued POSOL’s initial request to PCC for white obstruction lines and will forward a further update in due course.

**6. ANY OTHER BUSINESS**

15/06/022      **Oyster Quay Gate** – Countrywide advised the meeting that it had no further update on this matter but would report back in due course.

**7. DATE OF NEXT MEETING – Friday 24<sup>th</sup> July 2015**