

POSOL RESIDENTS MANAGEMENT COMPANY LIMITED

**MINUTES OF THE BOARD MEETING HELD AT PORTCHESTER BUSINESS CENTRE, PORTCHESTER –
18th March 2016**

Present: Jakki Brierley-Shorrocks (Chair)
Mike Sandall
Mark Abrams
Barry White
Melvin Farndell
Ian Currie
Julian Shaw
John Palmer

Attendance: Damian Purcell

MINUTES OF THE PREVIOUS MEETING

16/03/001 The minutes were tabled, and after minor adjustments, were approved by the board

16/03/002 **Jakki Brierley-Shorrocks** resigned from the **Board** with immediate effect. The Board thanked her for her hard work and wished her every success with her new life in Canada.

16/03/003 The **Board** resolved to appoint **John Palmer** as a Director with immediate effect.

16/03/004 The **Board** elected **Barry White** as Chairman.

MANAGING AGENT'S & WORKING GROUPS' REPORT

Finance – Budget – Expenditure

16/03/005 The **Board** approved the Budget for 2016/2017.

Covenants

Pending Applications:

16/03/006 [] **Bryher Island** – The Shareholder made an application for a kitchen extension involving extending the balcony forwards. The **Covenants Working Group** rejected the plans due to lack of external measurements on the architect's plans. The **Board** took the view that if there were some minor amendments consent would be given. **Countrywide** to report the findings back to the Shareholder and feedback to the Board.

16/03/007 [] **Bryher Island** – The Shareholder made an application to extend the balcony forwards.
The **Covenants Working Group** rejected the plans due to lack of external measurements on the architect's plans.
The **Board** took the view that if there were some minor amendments consent would be given. **Countrywide** to report the findings back to the Shareholder and feedback to the Board.

16/03/008 [] **Bryher Island** – The Shareholder applied to extend his kitchen. At the CWG meeting it was decided to meet the Shareholder at his house to discuss his plans. Due to CWG member holidays and sickness this was impossible. It was decided to arrange this visit as soon as possible.

Gardening

16/03/009 Escapes submitted a proposal to **Countrywide** for the rejuvenation work for **Mullion Close/Coverack Way**. The **Board** decided the work was over complicated and over budget. **Countrywide** are to liaise with Escapes for a more realistic plan to be submitted before the next Board Meeting.

Estate Repairs and Concerns

16/03/010 The 'Dangerous Corner' signs have been affixed to the designated corners around the estate and have made an immediate impact. It was decided that one more was needed and **Countrywide** will order immediately.

16/03/011 **Countrywide** announced that the new road sign for **Newlyn Way** has been put up. This is situated on the left hand side as you enter the road from **Port Way**.

16/03/012 **Countrywide** announced that the **Mullion Close/Coverack Way** garage grills have now been repaired. **Countrywide** and the **Board** decided these grills had become a Health and Safety hazard and needed immediate attention. **Countrywide** confirmed that all garage owners were informed in writing about the intention to repair the grills and no objections were received.

16/03/013 It was reported to **Countrywide** that **Kelsey Head Garage** area was becoming a nuisance with vehicles loading and unloading at unsociable hours. There was also the possibility of a garage being used to store building material for work outside Port Solent.
Countrywide wrote to the owners stating this was a breach of the nuisance covenants and thankfully there have been no more reports of noise nuisance.

16/03/014 A Shareholder reported that the electricity meter box on **Bryher Island** next to berth **Q[]** had a broken lock rendering it inaccessible. **Countrywide** arranged a contractor to replace the lock.

16/03/015 A path was built on the grass verge from **Port Way** along the right hand side of **Newlyn Way**. This was a **Board** decision in direct response to Health & Safety issues raised by Shareholders having to walk on the road.

16/03/016 [] **Coverack Way** has started work on a new dormer window in the roof without **POSOL** permission. **Countrywide** to send a letter to the Shareholder to ask them to stop work and obtain Posol permission.

Berthing

16/03/017 Pontoon repair work to begin on 4th April 2016.
No reason to delay from **Walcon Marine**, however due to the unpredictable nature of the work patience is kindly asked from all boat owners.

Security

16/03/018 An application for a **HMO** has been advertised for [] **Carne Place**. The **Board** feels very strongly this should not go ahead. Countrywide will write to all Shareholders on **Sennen Place, Carne Place** and **Kelsey Head** informing them of the submitted plans and inviting them to contact Portsmouth City Council to object.

Communications

16/03/019 **Countrywide** to communicate with Thorns-Young Architects to ask them to provide information of any new alteration applications.

Parking Issues

16/03/020 The **Merryhill Van** has now left Port Solent.

16/03/021 All car parking spaces in the car parks need to be repainted to delineate the parking spaces so as to maximise the space and to try to relieve parking problems on the estate.

16/03/022 **Countrywide** will request a solicitor's letter to the Shareholder of [] **Cadwith Place** reference the taxi blight.

Any Other Business

16/03/023 The Board made the sad announcement that **Nick Hewitson**, a former **Chairman of the Board**, has sadly passed away. Any donations to cancer charities please. He will be sadly missed and the **Board** will be represented at his funeral.

16/03/024 RAPS are holding their AGM on 17th April.

Date of next Board meeting – 22nd April 2016