

**POSOL RESIDENTS MANAGEMENT COMPANY LIMITED**

**MINUTES OF THE BOARD MEETING HELD AT PORTCHESTER BUSINESS CENTRE, PORTCHESTER –  
19<sup>th</sup> February 2016**

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

Attendance: Damian Purcell

Apologies: Mark Abrams

**MINUTES OF THE PREVIOUS MEETING**

16/02/001 The minutes were tabled. **Barry White** proposed, **Jakki Brierley-Shorrocks** seconded and the **Board** subsequently approved them.

**MANAGING AGENT'S & WORKING GROUPS' REPORT**

**Covenants**

**Pending Applications:**

16/02/002 [ ] **Bryher Island – Countrywide** announced that an application had been received for the installation of wrought iron gates on the property. **A Director** stressed the requirement for the door hinges to be on the *inside* of the gates. **A Director** asked for **Countrywide** to check the length of the boat on pontoon Q[ ] behind [ ] **Bryher Island**.

16/02/003 [ ] **Carbis Close** – The **Board** was informed that the **Shareholder** was willing to put a shaded covering on the glass. The **Board** supported the **Shareholder's** decision and advised him to do it.

16/02/004 [ ] **Coverack Way** – The **Covenants Working Group** visited this address returning with a signed LOCA. The **Board** asked **Countrywide** to ask Thorns Young to provide outside measurements to their plans in the future.

16/02/005 **A Director** asked **Countrywide** to provide a LOCA letter to [ ] **Carbis Close**, as well as, to the solicitor handling the sale.

**Gardening**

16/02/006                    **A Director, Countrywide** and the gardeners met to talk about the **Mullion Close/Coverack Way** rejuvenation. They discussed the findings of the questionnaire provided by **A Shareholder** and are waiting for the gardeners to come back with a proposal for the area.  
The **Board** reiterated the point that should the area need stones, POSOL doesn't need to purchase any more as there are too many in other areas that can be relocated around the estate.

### **Estate Repairs and Concerns**

16/02/007                    **Countrywide** reported that the 'No Dog mess' signs and 'No Parking' signs have now been put up in up in the designated areas. **Countrywide** are still waiting for the 'Dangerous Corner' signs to be delivered. The Board also requested that the No Parking sign be erected on the corner of Tintagel as agreed.

16/02/008                    The new road sign at the entrance to **Newlyn Way** numbered 1, 3, 5, 7, 9, 11 has been delayed. The **Board** asked **Countrywide** to ensure it is erected as soon as possible.

16/02/009                    **Rendering re-paint letter** – **Countrywide** had one response from the three Shareholders reference the repaint. It was, however, a very positive response to the idea. **Countrywide** will now make extra efforts to involve the other two **Shareholders** to reduce the cost.

16/02/010                    **A Director** suggested **Countrywide** approach **A Contractor** to work as a 'handyman' around the estate. He is local, known to the **Board** and works extensively for Marina Life.

16/02/011                    The **Board** asked for **A Contractor** to quote for several jobs around the estate including the garage guttering, Mullion Close grills and Bryher Island planter painting.

16/02/012                    **Bryher Island Planter** – Bellwoods have removed the concrete foundations from the Planter on **Bryher Island**. The **Board** decided not to ask them to proceed with the painting of the planter until a quote had been received from **A Contractor**.

### **Berthing**

16/02/013                    **Emergency rings** – Bellwoods have finished maintenance work on the Emergency rings. There will be no new number put on the rings.

## Security

- 16/02/014 [ ] **Newlyn Way** – This house was discovered to be in Multiple Occupation. **Countrywide** worked with Leaders and **A Director** and had the Tenants evicted.
- 16/02/015 [ ] **Cadgwith Place** – Solicitor’s letter to be sent to the **Shareholder** advising him that he is in breach of Port Solent covenants in regards to noise nuisance, inconsiderate parking and HMO.
- 16/02/016 **Countrywide** to send a copy of the Port Solent Covenants to all Lettings Agents who deal with Port Solent lettings.

## Communications

- 16/02/017 **A Shareholder** will be joining the **Board** at the next Board Meeting.

## Parking Issues

- 16/02/018 Since the **Merryhill Van** has reappeared, the **Board** asked **Countrywide** to send a letter to the Tenant asking him to move the van off the estate.
- 16/02/019 **Kelsey Head Garages** – A Shareholder has complained about the ongoing garage use as a builders’ supply storage shed. **Countrywide** will contact the **Shareholders** and explain the nuisance and obstruction caused to other shareholders and **POSOL** Covenants prohibiting the use of garages as business premises.

## Any Other Business

- 16/02/020 The **Board** suggested extending the footpath from **Port Way** around **Newlyn Way** to the post box. This came about as a response to **Shareholders** having to walk into the road to avoid muddy grass as the footpath comes to an abrupt halt. **Countrywide** agreed to arrange quotes for the work.
- 16/02/021 The **Board** considered the plans for **Newlyn Way** car park regeneration submitted by **A Director**. The **Board** deliberated on the plans and **A Director** agreed to resubmit the plans at the next Board Meeting with amendments.
- 16/02/22 The **Board** carefully considered the comments made by all **Shareholders** at the **AGM** regarding the access to water at remote moorings. The Board revisited all the options and came to the conclusion that the matter was now closed due to financial restrictions.
- 16/02/23 **A Director** asked if the Port Solent Service Charge could be paid by Direct Debit. **Countrywide** said they would find out.

16/01/24

**A Director** pointed out that the car ports in [ ] **Carbis Close** and [ ] **Carbis Close** were in an untidy state. **Countrywide** agreed to write to the **Shareholders** informing them of their obligations.

**Date of next Board meeting – 18<sup>th</sup> March 2016**