

POSOL RESIDENTS MANAGEMENT COMPANY LIMITED

**MINUTES OF THE BOARD MEETING HELD AT PORTCHESTER BUSINESS CENTRE, PORTCHESTER –
20th May 2016**

Present: Barry White (Chairman)
Mark Abrams
Melvin Farndell
Ian Currie
Julian Shaw
Paul Le Maistre

In Attendance: Damian Purcell
Tom Owen
Robbie Emmett (from 11am)

Apologies: John Palmer

DIRECTORATE

The meeting acknowledged the resignation of Mike Sandall from the POSOL Board with effect from 1st May 2016.

The Chairman wished to formally express the Board's thanks for his hard work and dedication to POSOL over the last few years. Mike Sandall was a valued member of the Board and contributed considerably over the last two years towards the improvement and running of the estate, In particular to the Gardening Working Group which he chaired.

The Board would like to introduce a new Director Paul Le Maistre who will be running the Gardens Working Group

MINUTES OF THE PREVIOUS MEETING

20/05/001 The minutes were tabled. **Ian Currie** proposed, **Melvin Farndell** seconded, and after minor adjustments, they were approved by the board.

MANAGING AGENT'S & WORKING GROUPS' REPORT

Finance – Budget – Expenditure

20/5/002 The Board said they were satisfied that the expenditure was within budget and the arrears were low.
Board pack report heading Budget & expenditure date should be 30/4/16 not 1/4/16
Aged Debtors - page 11 of Board pack: Small historical balances to be resolved and paid:
Board Confirmed actions were to be taken on any larger debtors

Covenants

Pending Applications:

- 20/05/003 [] **Bryher Island** – This was recommended by the CWG for approval, a member of the Board queried whether the tiles will be as matching the same as the garage. The owner confirmed when the CWG meet at his house that they would. The application is to be approved CW to issue consent letter.
- 20/05/004 [] **Tintagel Way** – New plans to be submitted with a pitched roof construction and tiles to match existing garage. (ongoing)
- 20/05/005 [] **Tintagel Way** – The bricks have to be the same as used on House.
- 20/05/006 [] **Bryher Way** – Wants an identical gate this has been approved.
- 20/05/007 [] **Coverack Way** – Wants a satellite dish on balcony, needs to be sky mini dish only, not bigger than 39 by 53cm. Another option to place low down in garden.
- 20/05/008 [] & [] **Bryher Island:** Works are underway..

Estate Repairs and Concerns.

- 20/05/009 [] & [] **Bryher Island:** The board allowed them to remove their pergola as long as taken down together as a connected structure.
- 20/05/010 **Holywell Drive Garages:** A shareholder has requested to remove a wooden pergola by entrance to the garages. The Board voted unanimously to remove the structure. **Countrywide** to obtain a quote from Chris Curtis
- 20/05/011 **Lockview pathway:** A shareholder has requested installing a pathway along the grass verge between Lockview & Portway.
The Board asked Countrywide to establish who owns the land POSOL or Council. Once established **CW to write to council requesting a pathway as this is a dangerous corner**

Gardening

- 20/05/012 Two representatives of Escapes attended the meeting as requested at 12pm.
The Board were looking for reassurance from Escapes that the quality and attention to detail will improve immediately and returned to the standards attained at the start of the contract in October 2016.
The board reminded Escapes that trees less than 4m need to be trimmed as per the contract.
**Countrywide to forward landscape contact with Escapes to Board .
Chris Curtis to trim the trees outside 15 Carbis Close as per quote detailed in Board pack.**
Mullion Close, Coverack Way rejuvenation: Director is to meet with a Member to discuss and report to Board. Countrywide to facilitate meeting between the two.

Berthing

- 20/05/013 9 Pontoons to be replaced in the next week.
The Chairman read out a letter from the Company Solicitors to a shareholder with reference to moving their boat for essential safety repairs.
- The Board would like to thank Reg Sillence for his help with Walcon Marine Ltd and the Pontoon repair project and for giving up much of his time helping to move boats and clear pontoons for maintenance.

Security

- 20/05/014 HMO: Following legal advice a specialist HMO barrister has drafted a letter has been Letter sent to a shareholder in Carne Place.

Port Solent Charge Negotiations

- 20/05/015 The board has discovered some minor anomalies with Port Solent S invoices from Premier, these are being investigated.

Santander Bond Statement

- 20/05/016 Countywide made the Board aware of a recent Bond statement board member requested further information on the length of the investment & the terms agreed.

Parking Issues

- 20/05/017 Parking enforcement considered and Board voted unanimously not to employ a parking control company.
- The Board thanked Damian Purcell for his work over the past months

Communications

- 20/5/018 The Chairman handed Robbie Emmett Area Manager for Countrywide a notice of termination giving 6 months notice with a request to complete a handover in 3 months. Robbie Emmet to confirm Countrywide's requirement.

Any Other Business

- 20/5/019 Countrywide to write to the Portsmouth Council with reference to a shareholders comments in Coverack Way regarding the Oyster Quay new stairwell lights

Date of next Board meeting – 17th June 2016