

POSOL RESIDENTS MANAGEMENT COMPANY LIMITED

**MINUTES OF THE BOARD MEETING HELD AT PORTCHESTER BUSINESS CENTRE, PORTCHESTER –
22nd April 2016**

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

Attendance: Damian Purcell

Apologies: Mike Sandall
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.

MINUTES OF THE PREVIOUS MEETING

16/04/001 The minutes were tabled. **Julian Shaw** proposed, **Mark Abrams** seconded, and after minor adjustments, were approved by the board.

MANAGING AGENT'S & WORKING GROUPS' REPORT

Finance – Budget – Expenditure

16/04/002 The **Board** said they were satisfied that the expenditure was within budget and the arrears were low.

Covenants

Pending Applications:

- 16/04/003 [] **Bryher Island** – Kitchen extension. **The Shareholder** is very seldom at Port Solent so the **Covenants Working Group** will liaise very closely with John Dickson of Dickson Developments to ensure this work is carried out in accordance with the Architect's Plans. The **Board** approved the proposal.
- 16/04/004 [] **Coverack Way** – Replacement balcony. The **Board** approved a like-for-like balcony replacement.
- 16/04/005 [] **Bryher Island** – Car port extension. The **Covenants Working Group** brought the diagonal inner door to the attention of the **Board**. The **Board** approved the extension.
- 16/04/006 **Carbis Close Garage** – Wayleave consent for an electricity supply from **Port Way** to the **Shareholder's** garage. Also the **Shareholder** would like to install a roller shutter garage door. [] advised that the **Covenants Working Group** were happy with the plans for a roller shutter door, however, they would like the original frame around the door replaced. The **Board** agreed with this. **Countrywide** will contact the **Shareholder** to this effect.

Gardening

- 16/04/007 The **Board** decided to postpone making a decision on the **Mullion Close/Coverack Way** rejuvenation until the **Gardeners Working Group** was back from holiday.

Estate Repairs and Concerns

- 16/04/008 Another 'Dangerous Corner' sign has been delivered to **Countrywide**. It will be put up on the bend on **Newlyn Way** leading to **Kelsey Head**.
- 16/04/009 **Countrywide** announced that the new **Newlyn Way** road sign had been fitted after a delay.
- 16/04/010 **Countrywide** announced that the **Mullion Close/Coverack Way** garage grills had been repaired due to becoming a health & safety hazard.
- 16/04/011 The **Kelsey Head** garage noise nuisance has been vastly reduced.
- 16/04/012 The new path was constructed from **Port Way** around the grass verge on **Newlyn Way**. This was completed as the **Board** had identified a risk to life with **Shareholders** being forced to walk on the road to avoid the mud.

- 16/04/013 A member contacted **Countrywide** to advise that her **Tenant** on berth [] was having his boat damaged by cats belonging to a neighbouring **Shareholder**. The **Board** advised this was a neighbour/neighbour dispute.
- 16/04/014 [] **Coverack Way** has started work on a new dormer window in the roof without **POSOL** permission. [] **Carbis Close** is owned by the same **Shareholder** and has also started renovations without permission from **POSOL**. **Countrywide** are to instruct solicitors to send a letter to the **Shareholder** to ask her to stop work and obtain permission from **POSOL** as per the covenants.
- 16/04/015 [] **Newlyn Way** reported to **Countrywide** that they were concerned about the number of cars parking on their drive outside their house. The **Board** had a look at the photographs and suggested identifying the boundaries of the individual demises and clearly marking these to indicate private property.
- 16/04/16 The recent storms have done damage to a fence at [] **Kelsey Head**. The house is tenanted and the lettings agent requested **POSOL** pay for the damage. The **Board** were of the opinion that it was the **Shareholders'** responsibility to fix the damage.
- 16/04/17 **A Director** pointed out that [] **Bryher Island** has painted the fence bright blue in breach of the Port Solent paint covenants. The **Board** asked **Countrywide** to write a letter to the **Shareholder** to repaint it.

Berthing

- 16/04/018 Pontoon repair work has now started.
Countrywide apologise for the change of schedule which was a result of the engineers encountering a higher level of damage than was expected. The berth holders' patience during this complicated project is appreciated.

Security

- 16/04/019 The **Board** has been made aware that the planning application for an HMO (House of Multiple Occupation) at [] **Carne Place** has been passed by PCC despite several dozen **Shareholder** objections.
The **Board** has decided to seek legal advice.

Communications

- 16/04/020 **Countrywide** would like to apologise for the Service Charge demands being sent out with the wrong figure. This was down to the demands being

automatically generated by the accounts department and charging for the full year.

Countrywide would like to point out that no extra charges were incurred to Shareholders or **POSOL** as the new demands were hand delivered.

16/04/021 **A Shareholder** sent a letter to **Director** expressing concern over the amount of postage used by **Countrywide** and the time and expense involved. The same **Shareholder** expressed concerns about the recent mistakes made in the Service Charge demands. **The Director had** contacted the Shareholder and the matter was resolved.

16/04/022 **Countrywide** have highlighted instances of external alteration work commencing without **POSOL** approval. **Countrywide** suggested that architects known to do work at Port Solent should be sent forms they can fill in and return to Countrywide when alteration works are planned. On receipt of the commission, the architect will inform **Countrywide/Posol**.

Parking Issues

16/04/022 **Chris Curtis** has been tasked by **Countrywide** to repaint the lines in the parking bays around the estate. This should ease the parking problems in Port Solent to a certain degree as residents should be more efficient with using the spaces.

16/04/023 The **Board** requested **Countrywide** to send a Solicitor's letter to the **Shareholder** of [] **Cadwith Place** reference the taxi nuisance. The **Board** wants an end to this inconsiderate behaviour very soon.

Any Other Business

Date of next Board meeting – 20th May 2016