

POSOL RESIDENTS MANAGEMENT COMPANY LIMITED

**MINUTES OF THE BOARD MEETING
HELD AT
QUAYSIDE, PORT SOLENT – 18TH JANUARY 2013**

Present: Tony Charles (Chairman)
Barry White
Mike Sandall
Ian Currie

1. CHAIRMAN

13/01/001 Due to health reasons, Nick Hewitson had notified the Board that he wished to resign as chairman and take leave of absence from the Board whilst he recuperates. The Board expressed their best wishes to Nick for a speedy recovery and asked the Secretary to convey their thoughts to him.

As Tony Charles had kindly volunteered his services, the Board duly elected him as Chairman.

2. APOLOGIES

13/01/002 Apologies were also received from Mark Abrams and Peter Williams and Nikki Avis of Countrywide, mainly due to severe adverse weather conditions.

3. MEETING CURTAILMENT

13/01/003 As already mentioned above, due to the adverse weather conditions, Premier Marinas had decided to close operations 10.30am so the Board was forced to truncate its meeting.

4. DIRECTORATE

13/01/004 Mr Nicholas Murphy had volunteered his services as a potential director, so it was agreed to invite him to the next Board meeting on 15th March to discuss the offer.

5. MINUTES OF THE PREVIOUS MEETING HELD ON 14TH DECEMBER 2012.

13/01/005 Following the amendments made to the minutes prior to meeting, Ian Currie proposed, Mike Sandall seconded and the Board approved them.

6. MATTERS ARISING

13/01/006 As there was nobody present from Countrywide, it was not possible to discuss matters arising or the overdue debts in detail.

7. MANAGING AGENTS & WORKING GROUP REPORT

Finance – Expenditure

- 13/01/007 The Meeting discussed the expenditure report circulated prior to the meeting. This showed expenditure to 31.12.12 amounting to £325,371 against a budget of £355,893. Ian Currie said he had asked Countrywide for all income, including bank interest, to be shown in future and this would be done.
- 13/01/008 A Director asked if in future service charge invoices could be sent out by email to those shareholders with email addresses, to save costs. It was agreed that this was a good idea in principle providing none of the legal documents affecting the estate prevented it.

Arrears

- 13/01/009 The Board noted that the total seriously overdue debts amounted to £15,867 as at 31.12.12.
- Ian Currie had asked for the total outstanding debts to be shown including current debts and he had been informed that the October 2012 debts still not paid added a further £20,591 to the above figure, bringing the total debts to £36,458.
- The Board agreed that this was such an important subject, that it would spend more time reviewing the position in March, by which time the October outstanding invoices hopefully would have been reduced.

Property Alterations

- 13/01/010 [] **Sennen Place** – The Covenants Working Group would have an onsite meeting with the owner to discuss their latest request in respect of the kitchen extension.
- 13/01/011 [] **Bryher Island** – The Covenants Working Group approved in principle a pre- application for the installation of gates to the car port, subject to the glass backing being clear glass slightly obscured or tinted similar to the balcony of the property. No other “coloured” glass would be permitted.
- 13/01/012 A complaint had been received about the unsightly installation of a second satellite dish on the balcony of the tenanted house at [68] Tintagel Way. Countrywide had been asked to write to the owner concerned.
- 13/01/013 A Director asked if the Covenants Working Group would be prepared to consider the replacement of wooden balconies with modern chrome and glass balconies in appropriate locations on the estate. He was told that this could be acceptable depending on the design and circumstances.

Gardening

- 13/01/014 **Gardening Contract** – The Gardening Working Group advised the meeting that Countrywide would be asked to produce a tender for the gardening contract, which had now expired.

Communications

- 13/01/015 Nothing to report.

Berthing

- 13/01/016 Nothing to report.

Estate Security

13/01/017 There have been reports of suspicious incidents on Bryher Island and a Director asked if the Board would consider the installation of a dummy CCTV camera to cover the entrance road. The Board discussed the matter and whilst it was in agreement in principle, it was decided to review the location of such a camera to ensure maximum beneficial coverage and to obtain costings for the installation work. It was noted that planning consent would also be required.

General

13/01/018 Although generally, the parking problems on the estate had gone quiet of late, a Director mentioned the effect of increased parking requirements caused by houses of multiple occupations. It was agreed to identify these HMOs and the Chairman would discuss how best to deal with this matter with Countrywide.

13/01/019 **Budget for Financial Year 2013-2014** – The Secretary had circulated a draft set of budgets for 2013-2014. The Board considered them and were in agreement with the figures as presented. It was noted that the final version would be presented for approval at the March meeting.

8. DATE OF NEXT MEETING

13/01/020 It was agreed to cancel the February meeting so the next meeting would be held on 15th March 2013.