

POSOL RESIDENTS MANAGEMENT COMPANY LTD

MINUTES OF THE BOARD MEETING HELD AT PORTCHESTER BUSINESS CENTRE, PORTCHESTER – 20th OCTOBER 2017

- Present/Apologies: Julian Shaw (JS) Chairman
 Ian Currie (IC) Secretary
 Reg Sillence (RS)
 Mark Abrams (MA)
 Nigel Padbury (NP)
 Darron August (DA)
- Apologies: Paul Le Maistre (PLM)
- Attendance: Samantha Simpson (SS) SDL Bigwood PRS and Estate Management
 Ruth Hoff (RH) SDL Bigwood PRS and Estate Management
- Directorate The chairman introduced Mr Nigel Padbury to the board and explained that Mr Padbury had expressed an interest in joining the board.
 The board resolved that Mr Nigel Padbury be and is hereby appointed a director to hold office until the next AGM.

MINUTES OF THE LAST BOARD MEETING 18TH AUGUST 2017

- 20/10/001 The minutes of the July meeting had previously been circulated. It was agreed that they represented an accurate record of the meeting.
- RS Proposed and JS Seconded.

MATTERS ARISING

- 20/10/002 There were no matters arising from the previous minutes.

MANAGING AGENT'S AND WORKING GROUPS' REPORT FINANCE

- 20/10/003 Finance reports for expenditure to 31st August 2017 were circulated. Expenditure as at that date was £262,321.20 against a budget figure of £283,828.86
- 20/10/004 The Board reviewed the list of aged debtors on a case by case basis. The total amount of aged debt stood at £1618.24. It was noted that several shareholder accounts had been settled in full following the appointment of solicitors and legal action being taken against them.
- 20/10/005 The board expressed their thanks to SS for reducing the aged debtors significantly.

20/10/006 A Director [] provided some feedback from the meeting with SDL Finance Team on 28th September and said it was fairly positive; however, he was still waiting on some replies from the meeting.

20/10/007 The board discussed the budget to expenditure and it was noted that some areas were an issue. These were discussed and it was decided that some gardening rejuvenation would need to be pushed back to next year due to budget constraints.

COVENANTS

20/10/008 [] Newlyn Way - The CWG have visited the property on Friday 15th September and have recommend that conditional approval is granted. The proposed car port works are standard and as such have been given approval. LOCA to be issued for both.

20/10/009 [] Carne Place – Following the CWG is was decided that they would require dimensional drawings to consider the application further.

20/10/010 [] Sennen Place – The CWG have concerns over the paint colour and have requested a colour sample before a final decision can be granted.

20/10/011 [] Sennen Place – Conditional Approval to be granted for the log burner subject to the flue not exceeding the ridge ling on the roof.

20/10/012 [] Newlyn Way - Rendering works. SS advised she had spoken to the shareholder and due to lack of understanding, did not realise the need to advise POSOL. SS advised that they needed to submit plans to POSOL for consideration.

20/10/013 [] Bryher Island – LOCA has been issued.

20/10/014 [] Cadgwith Place – SS has advised that works are now complete and the CWG need to visit and inspect the works and advise accordingly.

20/10/015 [] Carbis Close – CWG advised they have visited and inspected the works and have recommended that Final Consent can be issued.

20/10/016 [] Cadgwith Place – CWG advised they had visited the property and some works are still to be carried out as they do not match the plans submitted to POSOL. SDL to write to the owner to advise of the CWG’s requirements for Final Consent to be issued.

20/10/017 [] Sennen Place – CWG has agreed that retrospective consent be issued.

20/10/018 [] Coverack Way – In principal the CWG and board have no objection to the proposed work should the shareholder continue with the purchase of this property. It was noted that several shareholders however may object to any plans submitted to PCC as they have concerns in relation to an impact on security. The board felt that this was not a problem.

20/10/019 [] Holywell Drive – LOCA to be granted.

20/10/020 [] Newlyn Way – Owner has agreed to paint the rendered walls underneath the balcony brick red to blend in pending further works. These works will be carried out once the owner returns as they are currently away.

20/10/021 [] Sennen Place – CWG agreed that retrospective consent be issued.

GARDENING

20/10/022 It was noted that that there was a lack of feedback from the GWG on the tree report provided by SS. It was agreed that more discussions were needed so that the goalposts were not changed. A Director [] commented on the recent flailing and that this should be repeated again next year. It was agreed that Barchams would do a walk around and provide costings in relation to the tree works.

20/10/023 It was agreed by the Board that the October rejuvenations would be pushed back to the next financial year due to other matters taking precedence.

20/10/024 It was agreed that the new director would join the GWG to assist the team.

20/10/025 A Director [] commented on the recent flailing and that this should be repeated again next year. The gardening contractor was of the opinion that the flailing did not need to be repeated. There were also some areas missed and it was agreed by the board that the contractor could attend to these areas.

20/10/026 It was noted by a Director [] that there was an area of hardcore (suitable for heavy machinery access) to the rear of a property on Portway.

20/10/027 It was noted that following the recent new parking area works in Carne Place, there was an element of rubbish left over by the contractor. SS to get contractor back to remove this.

20/10/028 SS to contact the weed killer company to provide a re-spray of the weeds as it was felt they needed attending to again.

20/10/029 It was agreed by the Board that the proposed new anchors were not suitable and provided a Health & Safety risk and that the tree will be staying.

BERTHING

20/10/030 [] - SS advised that she had received an email from the berth owner of. The board agreed that 14-day response time is sufficient. It was also noted that a letter of trespass would need to be obtained and the length of the vessel agreed by Premier Marinas. Bill of sale to go to Premier Marinas.

20/10/031 Berth [] – It was noted that the owner of the berth had not responded to POSOL's letter but it was also noted that the boat was not currently berthed in Port Solent

20/10/032 It was agreed by the Board that whilst boat beams are an issue this would be reviewed at a later date.

SECURITY

20/10/033 It was noted by a Director [] that a policeman had been able to gain access to via Kelsey Head. It was agreed that this needed looking at.

COMMUNICATIONS

20/10/034 It was noted by a Director [] that the proposed new website was excellent and that apart from a number of small changes the new website was looking good. [] to provide [] with a list of changes. It was noted that a link for directors would prove valuable. It was also noted that a number of documents still require updating and that some needed re-writing entirely. [] to send to [] a copy of the documents that require updating so they can be converted to a word format for ease of editing.

ANY OTHER BUSINESS

20/10/035 [Airbnb/HMO's] – the board agreed that neighbours either side of an affected property should be contacted re: challenging Airbnb. [] to speak to Verisona.

20/10/036 The upcoming AGM was discussed. It was agreed that a PA system was needed.