

POSOL RESIDENTS MANAGEMENT COMPANY LTD

**MINUTES OF THE BOARD MEETING HELD VIA A VIDEO CONFERENCE CALL
on 19th June 2020**

Present: Julian Shaw (JS), Chairman
Ian Currie (IC), Secretary
Reg Sillence (RS)
Paul Le Maistre (PLM)
Mark Abrams (MA)
Nigel Padbury (NP)
Darron August (DA)

MINUTES OF THE LAST BOARD MEETING 22nd May 2020

19/06/001 The minutes of the May meeting had previously been circulated. It was agreed that they represented an accurate record of the meeting.

FINANCE

19/06/002 The finance reports for expenditure to 31st May 2020 were circulated, together with the balance sheet as at that date. Expenditure as at that date was £176,106.75 against a budget of £190,459.75. The total debtors in the Balance Sheet gave some cause for concern but the cash position was satisfactory. The 4 month and over aged debtors were discussed and the Board felt that each debtor was being suitably monitored by AFP's Credit Control Team.

COVENANTS

The minutes of the Covenants Working Group meeting held on 14th May were tabled and noted. The board further agreed the following points: -

16/16/003 [] Bryher Island – Solicitor's letter written to owner advising that one part of the plans is not acceptable and those particular works should not go ahead.

19/06/004 Bryher Island – It was confirmed that fence paint was available in the colours required by the covenants and should be adhered to.

19/06/005 It was agreed that a letter would be drafted for AFP to send to owners of garages with doors that needed to be painted.

19/06/006 [] Bryher Island - A shareholder was reported that this property had been left to fall into a state of disrepair and it was agreed that the property should be inspected by the CWG and if appropriate, a letter should be sent to the owners reminding them of their responsibilities under the covenants.

GARDENING

The minutes of the Gardening Working Group meeting held on 28th May were tabled and noted. The board further agreed the following points: -

- 19/06/007 The trees and undergrowth along the Port Way had caused damage to the guttering of garages in Cadgwith Place and the board agreed to pay for the repairs thereto.
- 19/06/008 It was noted that complaints about waterside trees being over 3 metres high were actually the legal concern of Premier not Posol. It was agreed that the most Posol could do in the circumstances would be to report such trees to Premier and ask them to deal with the matter.

SECURITY

- 19/06/009 It was suggested that residents with cctv coverage of parts of the estate should be encouraged to share their recordings with Posol as and when security incidents occur on the estate. It was agreed to put this suggestion into the next Newsletter.

ESTATE MAINTENANCE

- 19/06/010 Notices had been attached to vehicles contravening Posol's parking regulations.
- 19/06/011 Sennen Place – A road sign had been damaged and will be replaced.
- 19/06/012 Tintagel/Holywell – A wooden post needs replacing.

BERTHING

The minutes of the Berthing Working Group meeting held on 15^h June were tabled and noted. The board further agreed the following points: -

- 19/06/013 The survey had been carried out on the vast majority of pontoons, with just a few remaining to do. However, the underwater steel structures had not been commented on and this needed further consideration. A further meeting with the survey team was required and the report completed before the board could give its full consideration to the matters raised

COMMUNICATIONS

- 19/06/014 As previously reported, the new berth database will commence after the Government restrictions are eased.

ANY OTHER BUSINESS

- 19/06/015 The problem with HMOs was being progressed.

- 19/06/016 It was agreed that written instructions should be drawn up in conjunction with AFP to introduce a system whereby AFP, or any successor, would be obliged to file documentation in such a way as to meet Posol's requirements in future.
- 19/06/017 A directors suggested that once the noise barrier along the M7 had been completed, Highways England should be requested to conduct new noise level surveys.