

**POSOL RESIDENTS MANAGEMENT COMPANY LTD**

**MINUTES OF THE BOARD MEETING HELD VIA A VIDEO CONFERENCE CALL  
on 17<sup>th</sup> July 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 19<sup>th</sup> June 2020**

17/07/001 The minutes of the June meeting had previously been circulated. It was agreed that they represented an accurate record of the meeting.

**MATTERS ARISING**

17/07/002 [] Bryher Island – A Shareholder reported a house in disrepair, this will be investigated by the CWG.

**FINANCE**

17/07/002 The finance reports for expenditure to 30<sup>th</sup> June were circulated. Expenditure as at that date was £214,025.81 against a budget of £239,062.25. The 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 9<sup>th</sup> July were reviewed as follows:

17/07/003 [] Coverack Way – AFP sent a letter regarding several breaches of covenants, there has been no response received from the Shareholder. The Board agreed to refer this to the solicitor.

17/07/004 [] Bryher Island – Despite correspondence from AFP the covenant breaches remain. The Board agreed to refer the Shareholder to the solicitor.

17/07/005 Garage doors - The Board agreed the letter subject to a minor change to be sent to the Shareholders regarding the repainting. A Director will buy the correct shade of garage paint and confirm colour before any letters are sent out.

17/07/006 [] Mullion Close – AFP to send a letter to all Shareholders in Mullion Close regarding the balcony colour.

- 17/07/007 [] Carne Place – The Southern Gas box requires repair, AFP will notify Southern Gas and investigate if a Shareholder owns the box. The POSOL roof requires repair to the covered area, AFP to instruct a contractor.
- 17/07/008 [] Sennen Place – The CWG will monitor the property
- 17/07/009 [] Sennen Place– The CWG will monitor the property due to a report of possible work.
- 17/07/010 [] Carbis Close – The CWG will monitor the property.
- 17/07/011 [] Sennen Place – The CWG and the Board agreed to the under-balcony extension
- 17/07/012 [] Holywell Drive – AFP have sent a letter.
- 17/07/013 Tintagel Way – there are properties that require painting of the back garden gates. AFP to send a letter to the affected Shareholders.
- 17/07/014 [] Tintagel Way – AFP to send a letter regarding drying washing outside of the property.
- 17/07/015 [] Coverack Way – AFP sent a letter regarding painting of the fence.
- 17/07/016 [] Coverack Way – The CWG will arrange a meeting with the Shareholder to discuss a proposed change of appearance.
- 17/07/017 [] Bryher Island – The work has been completed.
- 17/07/018 Abandoned vehicles and over-sized vans on the estate. These have been dealt with by AFP and a Director.
- 17/07/019 Bryher Island – A suggestion from a Shareholder to use the triangular pieces of land by Bryher Island bridge for a swan nesting site. The Board discussed the options and the impact on the area and declined the suggestion.
- 17/07/020 [] Cadgwith Place – AFP to send a letter regarding an oversized vehicle and the Board to send a letter regarding the contractual licence.

## **GARDENING**

The minutes of the Gardening Working Group meeting held on 7<sup>th</sup> July were reviewed as follows:

- 17/07/021 Kelsey Head – As the low level planter belonged to a Shareholder, the future proposed rejuvenation was cancelled.
- 17/07/022 [] Sennen Place – The rejuvenation has been completed.
- 17/07/023 Waterside – A Shareholder reported overgrown palms. AFP will contact Premier Marinas to investigate and to consider carrying out a survey.

- 17/07/024 [] Newlyn Way – The gardeners have reshaped the acer and will monitor the tree.
- 17/07/025 Cadgwith Place – The GWG will be reviewing the waterside planter looking for rejuvenation.
- 17/07/026 Dead trees on the estate will be removed.
- 17/07/027 Coverack Way – The GWG will review a proposed extension to the rockery.
- 17/07/028 [] Bryher Island – The shareholder has completed the hard landscaping.
- 17/07/029 [] Bryher Island – The gardeners will remove some of the plants against the house and possibly put in a couple of new ones.
- 17/07/030 [] Bryher Island – The grass has been decimated due to a leather jacket infestation. When funds are available this will be addressed.
- 17/07/031 Newlyn Way – The overhanging branch has been addressed.
- 17/07/032 [] Cadgwith Way – The debris has been removed by a contractor.
- 17/07/033 [] Newlyn Way – There was damage that has been caused to the acer tree and a suggestion has been put forward to add to the newsletter reminding shareholders that any damage to trees will be investigated by the Gardening Team.
- 17/07/034 Noise barrier – A Director has been in correspondence with Highways England due do the M27 bridge. Highways England had acknowledged that the bridge has a weakness and therefore it cannot take the weight of the barrier. Highways England have been requested to carry out a noise survey, POSOL are awaiting a response.

#### **SECURITY**

- 17/07/035 Newlyn Way - A boat was reported broken into at the end Newlyn Way. A Director has written to owners stating the gates must be kept closed.
- 17/07/036 Stolen bikes – POSOL has received no feedback regarding the police investigation.

#### **ESTATE MAINTENANCE**

- 17/07/037 Holywell Drive – There is an unsightly pipe behind a locked gate that belongs to Southern Water who have refused to take action. AFP to write a letter to a senior manager to request painting the pipe.

#### **BERTHING**

The minutes of the Berthing Working Group meeting held on 15<sup>h</sup> June were reviewed as follows:

17/07/038 The BWG are still awaiting the final report on the remaining berths. The BWG will decide which pontoons they will review so they can relate more to the survey. A meeting will follow with the contractor to discuss the full survey.

17/07/039 The boat that was reported as having someone sleeping overnight has now left the marina.

17/07/040 The sinking boat owned by the insurance company has been removed.

#### **COMMUNICATIONS**

17/07/041 Awaiting information about berthing database from AFP.

17/07/042 Coverack Way – A dead tree reported by AFP. The Board would like to establish who owns the tree is it Oyster Quay or POSOL. AFP to write to Oyster Quay Managing Agent.

#### **GENERAL**

17/07/043 [] Newlyn Way – The Director to speak to AFP and draft a letter for approval by Board.