

POSOL RESIDENTS MANAGEMENT COMPANY LTD

**MINUTES OF THE BOARD MEETING HELD VIA A VIDEO CONFERENCE CALL
20th NOVEMBER 2020**

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

Apologies: Darron August (DA)

In Attendance: Ruth Hoff (RH) Alexander Faulkner Partnership Ltd
Lisa Kennard (LK) Alexander Faulkner Partnership Ltd

MINUTES OF THE LAST BOARD MEETING 16th October 2020

20/11/001 The minutes of the October meeting had previously been circulated. It was agreed that they represented an accurate record of the meeting.

MATTERS ARISING

20/11/002 [] Bryher Island – AFP to respond to the Shareholder regarding the outstanding repair work.

FINANCE

20/11/003 The finance reports for expenditure to 31st October were circulated. Expenditure as at that date was £ 381,083 against a budget of £ 435,533. 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 the 10th November were reviewed as follows:

20/11/004 [] Coverack Way – The CWG will monitor the situation when the work commences.

20/11/005 Mullion Close – The POSOL website had been changed to reflect the correct colour of the balconies.

20/11/006 Mullion Close – The garage door paint colour will be progressed by the CWG for a suitable colour match.

20/11/007 [] Mullion Close - the Board has sought legal advice and AFP will send a letter regarding the external appearance of the property.

- 20/11/008 [] Cadgwith Place – AFP to send a letter to the Shareholders regarding the external change of appearance.
- 20/11/009 [] Sennen Place – AFP to send a letter to the Shareholder.
- 20/11/010 The CWG noted that some of the rear garden doors were plain wood with some of the rear doors painted with a light wood preservative, most of the doors are out of sight. The CWG will discuss this further at the next meeting with a view to a letter being sent to the affected Shareholders.
- 20/11/011 Garage Door Painting – AFP received some encouraging responses from the Shareholders.
- 20/11/012 External Render – The sourced masonry paint from Brewers will be displayed on the POSOL website.
- 20/11/013 AFP instructed a company to remove an oil stain from a car parking space near Bryher Island bridge. It was later reported that a vehicle was continuing to leak oil. The Board will investigate this further to identify the Shareholder that owns the vehicle.
- 20/11/014 [] Newlyn Way – The CWG agreed to approve the external change of appearance. AFP to send a letter of conditional approval.
- 20/11/015 [] Carne Place – The CWG agreed to approve the external change of appearance. AFP to send a letter of conditional approval.
- 20/11/016 [] Newlyn Way – The CWG agreed to approve the external change of appearance. AFP to send a letter of conditional approval.
- 20/11/017 Conversion of car ports and integral garages to habitable accommodation policy - Subject to a minor change the Board agreed to the policy. This will be displayed on the POSOL website.
- 20/11/017 [] Bryher Island – AFP will respond to the Shareholder regarding the vehicle. The Board agreed that the matter was not a breach of the covenant.

GARDENING

- 20/11/018 [] Cadgwith Place – The gardeners had carried out work to improve the area.
- 20/11/019 [] Bryher Island – The future work recommended for this garden will be discussed at the next GWG meeting.
- 20/11/020 The GWG to advise of the future works on the estate for the Board’s consideration.

SECURITY

- 20/11/021 Tintagel Way – A Shareholder reported that a post was damaged in a car parking space. There were no witnesses and no further action was taken.

20/11/022 Cadgwith Place - Two intruders attempted to enter a property. The incident was reported to the neighbourhood watch.

ESTATE MAINTENANCE

20/11/023 The council replaced the bye laws signs, with one sign remained blank. The Board will investigate and advise AFP of the outcome.

BERTHING

The minutes of the Berthing Working Group meeting held on the 3rd November were reviewed as follows:

20/11/024 Berthing Database – The wireframes were received by AFP. RS, RH and LK are working through the amendments and will arrange a meeting with the company to progress the database further.

20/11/025 LK reported that the non-compliant boats were reported as 4, the BWG agreed that AFP were maintaining the non-compliant boat list.

20/11/026 The Chairman of the BWG is investigating another option for the pontoon repair. This will be discussed at the next Board meeting.

20/11/027 A Shareholder suggested extending the life of the pontoon piling by use of cathodic protection. The BWG advised that the piles do wear due to the pontoon rubbing against them. The BWG agreed that the piles were considered not to be in danger of falling over but their replacement will be paid for at some time in the future.

20/11/028 [] Bryher Island – The area of concrete slabbing is owned by the Shareholder and present on the title deeds.

20/11/029 The BWG sent some flowers to a member of the Berthing Working Group as they had spent several weeks in hospital.