



POSOL Residents Management Company Limited

Spring Newsletter 2021

Budget 2021/2022

With this newsletter you will find a summary of POSOL's budgets for the financial year ending 31st March 2022. These form the basis of the service charges to be raised in April 2021 (2/3rds) and October 2021 (1/3rd). As this newsletter goes to the printer, we expect to end the year to 31st March 2021 with total expenditure of approximately £511,000, but this is always subject to final audit and accounting adjustments. This means we will have spent around £20,000 less than we budgeted at the start of the year. These savings have been caused mainly by the restrictions on works caused by Covid lockdowns during the year.

The budgets for next year include inflationary costs and these increases, together with the contractually increased charge from Premier

Marinas will result in overall budgeted costs of £548,000, slightly offset by expected income of around £1,340. The Premier fee, however, is still subject to a five yearly annual review which has been delayed due to Covid restrictions.

The board has changed the way we calculate the annual transfer to Sinking Fund Reserves. It was decided that it was not sensible to link the transfer to a percentage of expenditure and a set figure reflecting what the board believes is actually required from year to year is more appropriate. For the time being this will be set at £30,000.

The charges to be raised to each house and berth holder for the year ending 31st March 2022 will therefore be:-

Annual Service Charge	2021-2022	2020-2021
Total charge per house	£1,016.76	£983.70
Less refund for earlier year	-£43.15	n/a
	-----	-----
Net charge per house	£973.61	£983.70
	=====	=====
Total charge per berth	£377.05	£364.91
Less refund for earlier year	-£16.00	n/a
	-----	-----
Net charge per berth	£361.04	£364.91
	=====	=====



Keeping up the Good Work

We will be continuing to follow the procedures that have resulted in our landscaping looking better now than it ever has. Under the guidance of the Gardening Working Group, the Gardening Contractor follows a schedule of routine maintenance. Maintenance includes the replacement of individual plants which have failed to flourish or have become unsatisfactory in any way.



Because all plants have a finite life, the gardening working group will, from time to time, identify larger areas where the time has come to carry out a major refurbish. In such cases a replanting scheme will be drawn up and costed to ensure it can be completed within budget. Once this is done, the scheme will be posted on the POSOL website and owners affected notified so that they can see what is planned and submit feedback to the Board. All such feedback will be reviewed by the Gardening WG and, if thought appropriate, minor changes to the plan may be proposed to the directors for final approval. It is important to note that these plans always aim to provide a cohesive planting scheme for the area, so individual preferences which deviate from this cannot be considered.

Because past schemes utilized plants which are particularly suited to our marine environment and with a view to their having acceptable life spans, the times between these refurbishment schemes have been extended from the time when the developer put the original planting in place. Better landscaping, easier maintenance, lower cost. What's not to like?

This year, the area in Newlyn Way, south of numbers 47/68, will be given the treatment, together with some of the waterside planters. Unfortunately, Port Solent has not escaped the National scourge of Ash die back, so a few of these have had to be removed. The aim will be to replace them with different species as far as possible. Trees form a significant part of our landscaping panorama. We will also be commissioning a further tree survey in the Spring to ensure they are safe and are still appropriate in their location.

Should we again be subjected to near drought conditions this year and you are able to provide some watering support in your area, just let the on-site contractor know and they will tell you how you can help.

Now, a moan. We do not expect our gardeners to have to extract poo bags from the shrubbery, or any other rubbish for that matter but we are grateful that they do. Of course, there is no reason to believe that anyone resident in our marina village would do such a thing but there are plenty of dog walkers who do not live here. Last year someone even left a spent firework display battery among the plants in Holywell Drive!

Flebu Service Reminder

As the weather warms up, it is once again time to switch the ventilation system to its summer settings, for those of us still benefitting from these developer-installed systems.

It means a climb into the loft for those able to do this. If you can't do this safely, then get someone to do it for you. Keeping the system running efficiently is well worth the effort. The work required is straightforward.

- Open the fan unit top cover, take out the two filters, wash and dry them.
- Fit the bypass unit in place of the heat exchanger and replace the filters.
- Close and latch the lid.
- Rotate the air inlet valve so that fresh air is drawn from under the eaves instead of from the roof space.

Job done!

Residential Berth Management

When POSOL emerged from under the wing of the developer in 2000, one problem the managing agent faced was administering the use of our residential moorings. In particular, the need to ensure that all boats were correctly registered and recorded and that all carried the required level of third-party insurance. A database was written and brought into use to automate much of the routine work and this has served well but, having been in use for more than 16 years, it is well behind in terms of today's technology and the time has come for a major update. Because of its age, it is

not possible to simply update the current database so, last year, POSOL commissioned a brand-new database application. Before the knowledgeable among you groan at the thought of starting again with new application software, bear in mind that we are not starting from scratch. All the functionality of the existing application is being transferred. Only when the new system has been trialled with dummy data, and found to be satisfactory, will the live data be uploaded and the system go live.

These are some of the expected benefits:

- More secure than the present database and continually backed up.
- Access via cloud (web) to authorised users from our Managing Agent and chosen directors to enable them to monitor the database usage in real time. All using secure password access control and within the restraints imposed by the Data Protection Act.
- Can be securely accessed from any device in any location.
- Built on the latest technology – does not need installing on the Managing Agent's servers
- Better reporting
- Shareholders will be assured of prompt guaranteed reminders ahead of insurance and licence expiry dates.
- Greater use of e-mails to send reminders, saving time and money.
- Should a shareholder require any specific information regarding their assets, it will be even quicker to locate this and communicate.

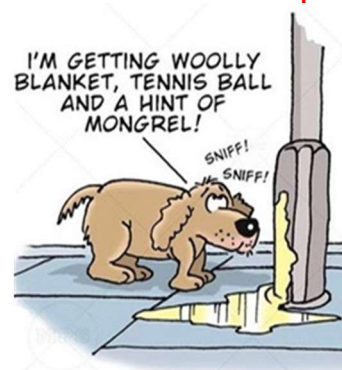
Dog Fouling. Oh no, not again!

Sorry to have to include this topic yet again but our estate seems to have been particularly targeted in recent months. A little humour here but the message itself is not funny. If you spot anyone not clearing up after their dog, please use the form available on Portsmouth City Council's website to report it. Go to <https://www.portsmouth.gov.uk/>

Not obliged to smile.



*Definitely obliged to clean up,
if he leaves a parcel!*



The good news. Dogs do not get fined. The even better news. Dog owners DO get fined.

Pontoon Maintenance

The Berthing Working Group and your Board of Directors have been reviewing the options for the ongoing maintenance of the residential finger pontoons over the last several months.



A survey was commissioned last year to try to establish just where we are in the life cycle of these pontoons. The cost of replacing one finger pontoon is in excess of £6,000. POSOL owns 153 of them, so you can see that to replace them all will require a significant sum of money.

It is pleasing to report that, in general, the basic structure of our pontoons, some of which are now 32 years old, is sound. The one big issue relates to the hinged joints between the ramp and actual pontoon. The design has served well over the years but, even having had all these hinges renewed in 2016, it was not possible to restore them to “as new”. Significant improvements to stability were achieved but this has not been maintained due to underlying wear in the steel framework.

Since the basic structure has many years of life in it, we were hesitant to embark on a phased replacement programme if some alternative method could be found to overcome the hinge problem. Total replacement will become inevitable in time but if an economic solution to the flexible hinge problem could be found, this full replacement programme could be deferred a significant number of years, giving POSOL more time to build up its reserves to pay for their inevitable replacement at some point in the years ahead.

Houses on the POSOL Estate Cannot be Used as HMO's

The covenants state that the houses may be used only for “Private Residential Purposes”. The word “Private” makes this covenant more restrictive than “Residential Purposes” and POSOL has been advised that when the term is used in respect of the POSOL residential area, it means that each house may be occupied only by a “single family unit”.

Reflecting the opinions expressed by shareholders, following the formal business at a number of AGMs, POSOL will seek a Court Injunction against anyone using their house as an HMO. POSOL defines a Single Family Unit as comprising a single person or a couple who have a permanent relationship, regardless of whether they are married or not, and irrespective of their gender(s). The family unit may also include children, parents and close relatives. The unit may also include a bona fide carer or au-pair.

The directors also recognise that there may be unique personal situations and will accept other members of a household who fall within the spirit of a single family unit.

It should be noted that POSOL won a comparable legal injunction against a house owner using their house as a short-term holiday let (AirBnB). This injunction set a legal precedent as it was heard in the High Court.

Having taken Counsel's opinion, POSOL has initiated comparable legal action in respect of HMOs, but to date, all offenders have signed legally binding agreements to desist and POSOL has not yet needed to instigate a legal injunction in respect of an HMO.

Our Working Groups

Do you cherish living in our marina village? Would you like it to improve over time while retaining its essential charm and ambience? Could you give a little time and thought by contributing to one of the working groups? These were set up right after the management of POSOL emerged from being controlled by the developer when the last house was finished in the year 2000.

At that time, the directors realised the benefits of spreading some of the work with enthusiastic owners to get as wide a spread of opinions as possible. Such an arrangement would generate informed recommendations for the elected directors to consider in the general management of the estate.

There are currently 3 active groups. Gardening, Covenants and Berthing. Any of these would welcome new members but the Covenants WG is seriously undermanned at this time.

This group has a difficult task, mainly to oversee various changes to the external appearance of our properties. It has to juggle the desire of owners to improve their property (very desirable from all points of view, including the sustaining of property values on the estate as a whole) with the need for these improvements to blend in with the original design concepts for the whole development. A challenging task but one very well worth doing.

It's your village and we would welcome your help. If you'd like to have your say, on any of the Groups, just give our Managing Agent a call and someone will contact you to explain what is involved in more detail.



A Gentle Reminder



The original Transfer Deeds for all the properties in Port Solent contain a Covenant that all owners have signed which says that residents should "Not dry washing or permit washing to be dried in such a manner as to be visible from outside the premises".

While it may be a little extreme to suggest that our estate could end up resembling the pontoons in this picture, hopefully it will serve to demonstrate why the Covenant exists – and when you do have washing to dry, please keep it out of sight.

Changes to the External Appearance of Houses

Each individual house at Port Solent has limited architectural merit but collectively they form a very attractive estate. No doubt this was a factor that influenced everyone who has bought a house here. The original developers recognised that this cohesive overall appearance could be destroyed by changes which adversely affect this balance. This is why there are covenants on all houses prohibiting any change to the external appearance without prior approval from POSOL.



Sad to say, this is a perpetual source of friction. Newcomers feel they have the right to personalise their house without restriction (It is MY house etc.). But whenever POSOL approves something

new, it is likely to receive complaints from other shareholders! The Directors and Covenants Working Group try to be as objective as possible and the website contains guides as to what is acceptable. In practical terms these can only be guides and cannot be comprehensive. For example, we have failed to state that painting the outside of a house orange with purple stripes will not be approved!

Among others, the website entries “Changes to the External Appearance of Houses” and “Conversion of Car Ports/Internal Garages” have evolved over a number of years. You may find it interesting to check on the latest versions. In future, the directors intend to use the Newsletter to advise on further updates and additions to Policies as they come along.

On a slightly different subject, POSOL’s approval is totally independent of any approval from Portsmouth City Council and it is interesting to note the key differences in concerns that influence decisions made.

	PCC	POSOL
Effect on roads, and provision of schools/doctors	✓	✗
Buildings Regulations	✓	✗
Appearance from roadside	✓	✓
Appearance from waterside	✗	✓
Impact on parking	✗	✓

And Finally....

The directors trust that you and your families have stayed safe in this awful pandemic and that we will all be able to resume a more normal lifestyle soon. For those with boats, we hope that your annual maintenance tasks will be accomplished, even if the usual timescale has had to be compressed and that you will then be able to enjoy the freedom of the sea once more.

To all our shareholders and residents, let’s all work towards easing ourselves safely out of lockdown and look forward to building some really good memories of 2021, to balance the unhappy ones of 2020 and earlier this year.