

POSOL RESIDENTS MANAGEMENT COMPANY LTD

**MINUTES OF THE BOARD MEETING HELD VIA ZOOM
25 MARCH 2022**

- Present: Julian Shaw (JS), Chairman
Ian Currie (IC), Secretary
Paul Le Maistre (PLM)
Nigel Padbury (NP)
Reg Sillence (RS)
- Apologies: Mark Abrams (MA)
- In Attendance: Ruth Smith (RS - AFP) Property Manager, Alexander Faulkner Partnership
Lisa Kennard (LK) Assistant Property Manager Alexander Faulkner Partnership

MINUTES OF THE LAST BOARD MEETING 25 FEBRUARY 2022

- 25/03/001 The minutes of the February meeting had previously been circulated and subject to a minor amendment it was agreed that they represented an accurate record of the meeting.

FINANCE

- 25/03/002 The finance reports for expenditure to 28 February were circulated. Expenditure as at that date was £516,502.00 against a budget of £548,315.00. The Board agreed that AFP were continuing to monitor the debtors accordingly.

COVENANTS

- 25/03/003 Newlyn Way – AFP sent the £250 retrospective consent charge invoice to the Shareholder for the non-compliant external change of appearance.
- 25/03/004 Newlyn Way – The Shareholder has confirmed a like for like hedge replacement will be planted and therefore no formal application is required.
- 25/03/005 Bryher Island – AFP sent the final letter of consent for the external change of appearance.
- 25/03/006 Carne Place – AFP received the formal application form for the external change of appearance. The CWG will carry out a visual inspection.
- 25/03/007 Bryher Island – Dimensional drawings are pending for the proposed external change.
- 25/03/008 Newlyn Way – AFP responded to the Shareholder to confirm the front door colour.
- 25/03/009 Tintagel Way – The CWG met with the Shareholder to discuss the proposed external change. The Shareholder understood POSOL's position and would look at alternatives to metal balustrades. A formal application form is pending.
- 25/03/010 Bryher Island – A letter of conditional approval was sent to the Shareholder subject to retaining some planting against the house.

- 25/03/011 [] Mullion Close – The Board agreed to the proposed external change. AFP sent a letter of conditional approval.
- 25/03/012 [] Mullion Close – AFP sent the letter of conditional approval. The Shareholder has confirmed the work has been completed. AFP to send a final inspection form to the CWG for completion.
- 25/03/013 [] Newlyn Way – A Shareholder enquired about a property conversion. AFP responded to the Shareholder.
- 25/03/014 [] Cadgwith Place – A final letter of consent was sent to the Shareholder.
- 25/03/015 [] Carne Place – AFP sent the letter of conditional approval for the car port gates.
- 25/03/016 [] Holywell Drive – The Shareholder enquired about installing an electric charging point. The Board confirmed if the installation is within the car port no permission is required. AFP referred the Shareholder to the POSOL website.
- 25/03/017 Electric Charging Points – The Board will issue an update for the website.
- 25/03/018 [] Kelsey Head – The Board agreed the external change of appearance. AFP to send a letter of conditional approval to the Shareholder.
- 25/03/019 [] Bryher Island – The Board agreed to the new application subject to the arrangement of the drainage not being obtrusive. AFP to send a letter of conditional approval.
- 25/03/020 [] Newlyn Way – The Board agreed to the new application subject to the arrangement of the drainage not being obtrusive. AFP to send a letter of conditional approval.
- 25/03/021 [] Carne Place – The Board agreed the external change of appearance. AFP to send the letter of conditional approval.
- 25/03/022 [] Bryher Island – The GWG had no objections to the new application. The Board agreed to the external change of appearance subject to leaving 70cm of flower bed against the house. AFP to send a letter of conditional approval.
- 25/03/023 [] Newlyn Way – The Board agreed to the external change. AFP will send a letter of conditional approval to the Shareholder.
- 25/03/024 [] Carne Place – The Shareholder confirmed the work was complete. A final inspection form pending from the CWG.
- 25/03/025 [] Carne Place – The Shareholder confirmed the work was complete. A final inspection form pending from the CWG.
- 25/03/026 [] Bryher Island – The Board agreed in principle to the proposed external change of appearance. AFP to respond to the Shareholder and request a formal application form is submitted.
- 25/03/027 [] Carne Place – The CWG to investigate further.

ESTATE AND MAINTENANCE

- 25/03/028 [] Newlyn Way – The board reviewed this matter and the shareholder has discussed with a Director some potential and suitable suggestions.
- 25/03/029 Coverack Way – A Shareholder reported an abandoned vehicle on adopted highway without any tax or mot. RS-AFP contacted the DVLA and the local authority to report the vehicle at POSOL's request. The Council has since reported to AFP that the vehicle has been removed.

GARDENING

- 25/03/030 [] Newlyn Way – RS-AFP had responded to the Shareholder regarding the Port Way blossom trees and confirmed the trees will be planted at the end of March.
- 25/03/031 Tree Survey - The review date for the estate tree survey is 2023 and the Port Way tree survey is 2024.
- 25/03/032 The GWG has a planned meeting on 30 March.
- 25/03/033 [] Carne Place – The GWG would like to see the Lavatera Rose bush retained or replaced with a new one. The GWG were happy with copper beech either side of the Lavatera.
- 25/03/034 [] Carne – The GWG suggested a flowering shrub as a central focus with Mediterranean theme.
- 25/03/035 The GWG would like the right-hand side of the Kelsey Head planter at the rear of Carne Place to have the gaps filled. AFP to instruct the gardeners under general maintenance.
- 25/03/036 Newlyn Way Rejuvenation – AFP wrote to all the Shareholders affected numbers 45 – 68 to advise of the proposed changes and requested any observations to be returned by 11th March. One Shareholder commented and the gardening team met with the Shareholder to discuss the plan in further detail.
- 25/03/037 [] Bryher Island – The Shareholder has been advised that they can remove the Ash Tree at their cost, this will be a private arrangement. AFP to respond to the Shareholder.

BERTHING

- 25/03/038 AFP met with Premier Marinas in March and agreed that the meeting was successful. AFP have provided Premier Marinas with the list of the 4 non-compliant boats. Notices will be applied to the boats by Premier Marinas week commencing 27 March. POSOL requested that AFP obtain a copy of this notice.
- 25/03/039 Pontoon hinge update – AFP had not sent any communication to the affected berth holders due to a fitting date from POSOL not being confirmed. RS asked to confirm the fitting date.

25/03/040 Berth [] - RS confirmed the boat is too large to be moored to the pontoon for the replacement hinge. POSOL requested that AFP contact the Shareholder with a specific letter in advance of the installation.

25/03/041 The BWG took photographs of every pontoon that has attached fendering. The next meeting for the BWG is 7 April.

COMMUNICATIONS

25/03/042 RS attended AFP to discuss the practice version of the berthing database. AFP to arrange a meeting with the IT company.