

**POSOL RESIDENTS MANAGEMENT COMPANY LTD**

**MINUTES OF THE BOARD MEETING HELD AT THE LYSSES HOTEL FAREHAM  
20 MAY 2022**

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

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 20 APRIL 2022**

20/05/001 The minutes of the April meeting had previously been circulated and it was agreed that they represented an accurate record of the meeting.

**FINANCE**

20/05/002 The finance reports for expenditure to 30 April were circulated. Expenditure as at that date was £173,690.52 against a budget of £187,034.00. The Board agreed that AFP were continuing to monitor the debtors accordingly.

**COVENANTS**

20/05/003 [] Carne Place – The completion of two external changes of appearance. The CWG carried out a final inspection and AFP sent the final consent letters to the Shareholder.

20/05/004 [] Newlyn Place – A final letter of consent was sent to the Shareholder.

20/05/005 [] Carne Place – The Shareholder has one external change pending completion. The CWG made a final inspection of the car port gates and AFP sent the final letter of consent.

20/05/006 [] Kelsey Head – AFP sent the letter of conditional approval.

20/05/007 [] Newlyn Way – The Shareholder has completed the like for like balcony repair, the CWG will review.

20/05/008 [] Mullion Close – awaiting final inspection form from the CWG.

20/05/009 [] Newlyn Way – A new application was discussed at the Board. The Board agreed to the external changes. AFP to send a letter of conditional approval.

20/05/010 [] Newlyn Way – The Board discussed the proposed changes of appearance. The CWG will meet the Shareholder to discuss the proposed changes.

20/05/011 [] Coverack Way – The CWG will review the 7.8m rule for the proposed external change and once the length has been approved AFP will send the letter of conditional approval.

20/05/012 [] Coverack Way – The property was noted to be in disrepair. POSOL are investigating this further.

#### **ESTATE AND MAINTENANCE**

20/05/013 [] Carne Place – A Shareholder noted debris outside of the property affecting the appearance. The CWG have reviewed the property and will monitor the situation. A note will be added to the Autumn newsletter.

20/05/014 [] Newlyn Way – AFP sent a letter to the Shareholder requesting removal of an item that was an external change of appearance. The item has since been removed.

20/05/015 [] Sennen Place – It was reported that a tree root was lifting the pavement. The Board agreed for AFP to instruct a contractor to relay the paving as this was on POSOL land.

20/05/016 Garage [] – A Shareholder reported a van parking in front of the garage. A Director visited the garage on several occasions and could not find the vehicle causing the obstruction. AFP to advise the Shareholder to speak to the neighbour and to add their own note as this was deemed a neighbourly dispute.

20/05/017 Tintagel Way Parking – The reported vehicle was taxed and had a mot which expires on 17 June. The CWG will monitor the vehicle and if this is still present after 21 days AFP will report the vehicle to the DVLA and the Council.

20/05/018 [] Newlyn Way – A Shareholder reported missing roof capping from a property. AFP notified the Shareholder who confirmed the repair was going ahead shortly.

20/05/019 Coverack Way – AFP received an anonymous letter regarding vehicles parking in visitor's bays. This area of road is adopted highway and if Shareholders contact AFP in the future, AFP will advise Shareholders to report the vehicles to the Council.

20/05/020 [] Tintagel Way – AFP received a report of a large vehicle parked on a drive, AFP to investigate further and write to the Shareholder.

#### **GARDENING**

20/05/021 [] Bryher Island – The gardening company will provide a quote to rectify the paving and AFP will instruct the works to go ahead.

#### **BERTHING**

20/05/022 Berth [] – POSOL have requested the Shareholder to remove the unauthorised object on the pile, the Shareholder has agreed to remove the item.

20/05/023 AFP received an email regarding the new nuts and bolts fitted to the new hinge. The refinement to the problem had already identified and the remedy was in hand. AFP will respond to the Shareholder.

- 20/05/024 RS reported 4 pontoon hinges had been replaced in Phase 1.
- 20/05/025 POSOL are awaiting updated drawings for the hinge design.
- 20/05/026 Berth [] – The Shareholder reported rotten decking boards, the BWG will investigate this and report back to AFP.
- 20/05/027 Berth [] – AFP have received 2 letters redirected to the office by the current owners. AFP to respond to the owner and advise to take this matter up with the previous owner.

#### **SECURITY**

- 20/05/028 POSOL had received a report of a gentleman that had lost his way on the Estate and was knocking on front doors. The gentleman left the Estate, no further action.

#### **COMMUNICATIONS**

- 20/05/029 Existing Berthing Database – AFP had experienced a few problems with the existing database and hopefully these issues have now been resolved.
- 20/05/030 AFP will be arranging a meeting with the IT company to discuss the 'Housing Database' to work in conjunction with the Berthing Database.
- 20/05/031 AFP have a meeting with Premier Marinas 31 May.

#### **ANY OTHER BUSINESS**

- 20/05/032 [] Newlyn Way – AFP sent a response to the Shareholder after receiving feedback regarding the Newsletter.