

POSOL RESIDENTS MANAGEMENT COMPANY LTD

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

24/06/001 The minutes of the May meeting had previously been circulated and it was agreed that they represented an accurate record of the meeting.

FINANCE

24/06/002 The finance reports for expenditure to 31 May were circulated. Expenditure as at that date was £182,936.33 against a budget of £215,177.00. The Board agreed that AFP were continuing to monitor the debtors accordingly.

COVENANTS

24/06/003 [] Mullion Close – AFP are awaiting a final inspection report from the CWG.

24/06/004 [] Newlyn Way – The CWG are meeting the Shareholder to discuss the proposed external changes.

24/06/005 [] Coverack Way – AFP to send the letter of conditional approval.

24/06/006 [] Bryher Island – The Shareholder had requested an extension of time regarding the expired letter of conditional approval received in October 2019, the CWG will review the extended time.

24/06/007 [] Coverack Way – A member of the CWG met the Shareholder to discuss an approved change of appearance.

24/06/008 [] Bryher Island – A Shareholder alerted AFP to an external change of appearance in construction. The CWG will investigate further and AFP will arrange a meeting with the Shareholder regarding the works in progress.

24/06/009 [] Newlyn Way – A Shareholder appealed against the £250 retrospective consent. The Board reviewed the external change and AFP will respond to the Shareholder.

- 24/06/010 [] Newlyn Way – The Board agreed to the installation of a window subject to the window frame matching the colour of the house. AFP will send a letter of conditional approval.
- 24/06/011 [] Bryher Island – AFP to send the letter of conditional approval for the installation of car port gates.
- 24/06/012 [] Bryher Island – The Board agreed to the external change to the driveway, subject to retaining a flower border. AFP to send a letter of conditional approval.
- 24/06/013 [] Carbis Close – A Shareholder requested to install new windows. No formal application was required due to the like for like change. The Board agreed to the change and AFP will send a response to the Shareholder.
- 24/06/014 [] Coverack Way – The Shareholder resubmitted their application form as the date of the conditional approval had expired. AFP will respond to the Shareholder.

ESTATE, REPAIRS & MAINTENANCE

- 24/06/015 [] Newlyn Way – The CWG will review the exterior paintwork. AFP to send a letter to the Shareholder.
- 24/06/016 Berth [] – Marina Life Homes reported low water [] pressure to a remote berth. AFP instructed a contractor; the repair has been actioned.
- 24/06/017 Parking – A van was reported parked in Lock View. AFP to send a letter to the Shareholder.
- 24/06/018 TV Reception – A Shareholder reported the TV signal was poor. The aerial company that service the TV Head Building every quarter are due to attend in July. AFP to call ahead of the visit to notify the company of the issue.
- 24/06/019 Garage [] – AFP have arranged a meeting with the Shareholder to discuss the parking issues.

GARDENING

- 24/06/020 [] Bryher Island – the quote was approved and the work has been carried out.
- 24/06/021 [] Sennen Place – The gardeners removed the dead plant and a replacement plant is due to be planted.
- 24/06/022 [] Sennen Place – Work is being carried out to level the uneven paving.
- 24/06/023 [] Carne Place – The CWG will continue to review and monitor the tree. AFP will seek advice from the gardening team.
- 24/06/024 [] Bryher Island – The lavender had died, this area will be reseeded with grass seed under general maintenance.
- 24/06/025 Carne Place and Kelsey Head – The planned rejuvenation had not yet commenced. It was noted that the lavatera rose bush at the start of Carne Place was in full bloom.

- 24/06/026 [] Carne Place – The GWG need to discuss the planting for this area and present this to the Board.
- 24/06/027 [] Sennen Place – The rejuvenation will be carried out in due course.
- 24/06/028 The Arbor will have the addition of colourful planting and the phormiums will be trimmed.
- 24/06/029 Bryher Island – The gardening team will produce a specification for the 3 triangular planters for the Board’s approval.
- 24/06/030 [] Bryher Island – The GWG agreed that the Shareholder must attend to their own garden following the scheduled works.
- 24/06/031 [] Coverack Way – The front garden is due for a rejuvenation, the gardening team will remove the current plants and replace with similar plants. The hedge will require some attention in due course.
- 24/06/032 [] Newlyn Way – The GWG agreed the area had improved following the removal of the hedge.
- 24/06/033 [] Carbis Close – The GWG agreed the area had improved following the removal of the hedge.
- 24/06/034 [] Carbis Close – The hedge has been trimmed and will improve over time.
- 24/06/035 Cadgwith Planter – The GWG advised bark will be laid on the new planter to discourage pets fouling the area.
- 24/06/036 Approach to Bryher Island – The gardeners will remove the bind weed.
- 24/06/037 All future rejuvenation of planters will include a membrane. The GWG requested the membrane to be placed as low as possible in the soil to avoid a visual impact.
- 24/06/038 [] Bryher Island – It was reported that vehicles were driving over this area. To avoid this issue the gardening team will place a large boulder on the area.

SECURITY

- 24/06/039 There was a report noted on the social media platform Premier Port Solent Marina Community regarding a bicycle theft.

COMMUNICATIONS

- 24/06/040 RS-AFP had corrected the data, AFP will send to the IT Company.

BERTHING

- 24/06/041 Berth [] – RS checked the decking boards and found that no boards were rotten, no further action.
- 24/06/042 Berth [] – A Shareholder reported they fell in the water and was seeking financial compensation for their damaged 3-year-old iPhone. The Board declined the compensation claim, AFP to respond to the Shareholder.
- 24/06/043 Berth [] – The Shareholder reported a concern regarding the extension tilt and the repositioning of the new hinge. The engineers returned to the pontoon to

investigate, and photographs were taken, the engineers could not find the tilt found, no further action. AFP notified the Shareholder.

- 24/06/044 Berth [] – Shareholder advised the hinge was fine and does not require a replacement. RS investigated this further, and AFP responded to the Shareholder.
- 24/06/045 Berth [] – Storage unit request, this will be discussed at the BWG meeting 29 June.
- 24/06/046 Berth [] – The BWG are investigating a new boat moored that appears to be too long for the berth.
- 24/06/047 Berth [] – The pontoon is scheduled to be repaired in July, the BWG met the Shareholder regarding the removal of the fendering and will notify the Shareholder that the fendering must be removed before the new hinge is fitted.
- 24/06/048 [] Newlyn Way – The licensed boat has a new owner; AFP were advised by Premier Marinas the boat does not have any boat insurance. AFP have written to the Shareholder requesting the insurance and licence details.