



POSOL Residents Management Company Limited

Spring Newsletter 2022

Budget 2022/2023

With this newsletter you will find a summary of POSOL's budget for the financial year ending 31st March 2023. These form the basis of the service charges to be raised in April 2022 (2/3rds) and October 2022 (1/3rd). As this newsletter goes to the printer, we expect to end the year to 31st March 2021 with total expenditure of approximately £498,000, but this is always subject to final audit and accounting adjustments. This means we will have spent around £52,000 less than we budgeted at the start of the year. These savings have been caused mainly by the welcome reduction in the Premier Marinas charge which is reset every 5 years and by the restrictions on

works caused by Covid lockdowns earlier in 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 £559,274, slightly offset by expected income of around £2,210. These costs include a transfer to Sinking Fund Reserves of £35,000.

Overall, the total cost increase will be just under 2%. The charges to be raised to each house and berth holder for the year ending 31st March 2023 will therefore be:-

Annual Service Charge	2022-2023	2021-2022
Total charge per house	£1,036.55	£1016.76
Less refund for earlier year	-£43.19	-£43.15
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Net charge per house	£993.36	£973.61
	=====	=====
Total charge per berth	£382.59	£377.05
Less refund for earlier year	-£15.94	-£16.00
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Net charge per berth	£366.65	£361.05
	=====	=====

Vacancy for a POSOL Director

Regrettably, Paul Hoskins has resigned from the Board. His fellow directors are sorry he has resigned and wish to thank him for all the good work he has contributed.

Now we need to find another Director. If you would like to know more about becoming a director of POSOL and what this will involve, please contact Ruth Smith at our Managing Agent (AFP) in the first instance (www.posol@afpartnership.co.uk). It will be useful if you could let her know if you have any qualifications or experience which might be relevant.

Electric Car Charging Points



The need for these units is growing with the increasing use of electric cars. POSOL has published on its website, under 'Changes to the External Appearance of Property', a requirement that charging units should be fitted within the carport, where possible and where they will have little or no impact on the external appearance of the property. Thus fitted, they do not require the shareholder to seek permission to install one. A unit to be fitted so that it will be visible from the pavement would be a 'Change of Appearance' and would require a formal application to POSOL. In such cases, every effort should be made to minimise the visual impact and an application for change of appearance will be needed.

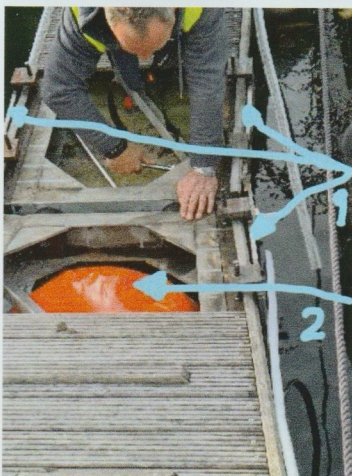
Residential Pontoon Upgrade Programme

In previous newsletters, we have referred to our plans to upgrade the residential finger pontoons by finding an alternative to the "bolt and rubber doughnut" hinges between the pontoon itself and the ramp joining it to the wall. The new hinge design and the tooling necessary to hold the pontoon and ramp safely while the replacement takes place have taken longer than expected to develop but POSOL was unable to proceed until it was satisfied on the following points:

- The new hinge would be strong enough with a good safety margin.
- The installation tooling was effective and strong enough.
- The procedure for the installation was fully tested and approved.
- The two trial installations had been given enough time to prove the design.
- We were satisfied that the solution was a real improvement and was cost effective.

We can now report that POSOL has placed an order to retrofit all finger pontoons and called off the initial batch to deal with the identified worst-case pontoons. We expect the work to commence at the beginning of April.

For many reasons, it is not possible to give precise dates and times. Berth owners affected will receive a 'Notice of Upcoming Work' two weeks before the start of a two-week period, during which the installation will take place.



The work will be carried out with the boat in position but, in some cases, it may be necessary to slack off the mooring lines and pull the boat towards its neighbour or the adjoining pontoon. Be assured that any such temporary repositioning will be undertaken by people competent in boat handling techniques. If an owner is not happy for such repositioning to take place, then they will need to contact our managing agent without delay. This will require special arrangements to be made and may delay the upgrade on that pontoon (and affect the neighbouring berth owner). If POSOL receives no response to this Notice, it will be assumed that the owner agrees for all the work to proceed as announced. If the berth is licensed, it is the shareholder's responsibility to bring the notice to the attention of the licensee.

In the photo, arrows '1' indicates the massive clamps fitted to hold the pontoon stable while the hinge is being replaced. Arrow '2' points to a temporary buoyancy bag to help support the ramp.

If attached fendering has been fitted to your side of the pontoon, this will have to be removed for a metre either side of the hinge. It is your responsibility to remove and replace such fendering and we ask that you carry out the removal prior to the start date given in your 'Notice of Upcoming Work'. If such fendering is in place when our contractors visit the pontoon to carry out the work, they will remove it as best they can and leave it either in the boat's cockpit or secured to the marina capping in such a way as to avoid creating an obstruction or trip hazard. It is the berth owner's job to reinstall it.

