



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.

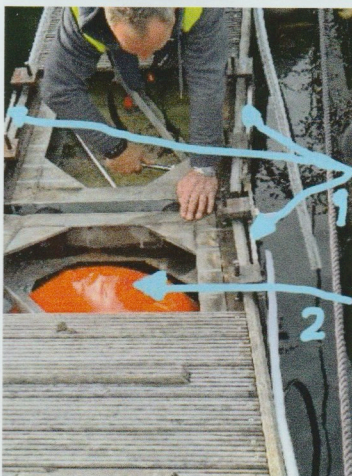
Residential Pontoon Upgrade Programme

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.

How Does Your Garden Grow?

Many of you will have noticed a significant amount of work being carried out on our trees along the Portway. Over 100 native ash trees had succumbed to the fungal disease called 'Ash Dieback' and had to be removed. A great loss of tree cover but, don't worry, POSOL will be replacing them. The Gardening Working Group decided that the affected areas would look even better, if flowering trees were to be planted in their place, and the Board agreed. Accordingly, we will be planting a selection of flowering cherry trees, with blossoms varying between brilliant white and rich pink and with foliage ranging from green to deep burgundy, we look forward a wonderful and varied display next spring. Preparations have already been made but we have experienced delays in sourcing suitable trees. Just now, growers are finding it difficult to keep up with demand, but our landscapers are doing their level best to meet our needs. The pictures here show the Prunus Royal Burgundy cherry tree, which is one of the species we will be using.



We will buy 4m trees which will be in full bloom next year but, of course, they will take some years to reach full maturity. We (i.e. you) can't afford to buy fully mature trees, such as you may have seen in some of the gardening make-over programmes!



Having spent several years having Leylandii & Lawns, our gardening contractors, working to recover a number of relatively small areas which had been neglected by previous contractors, our landscaping is now in generally good shape. Many of you have commented favourably on the continuing improvements to our landscaping. The neater hedge lines and newly refurbished planters, which are now maturing nicely, have both contributed to the overall enhancement of our marina village. We reported in the last newsletter that POSOL had secured a 3-year contract with Leylandii & Lawns. We are so glad that we did!

However, all plants have a "shelf life" and POSOL is now able to revert to its original system of planned maintenance.

Under this system whole areas will be selected for a general themed makeover in any one year while the rest of the estate will receive general maintenance. General maintenance will include weeding, feeding, pruning, mowing, watering when needed, etc. It will also include the replacement of any failed plants. The GWG has identified the lower end of Newlyn Way for the first of the areas to be treated to a refurbishment and affected owners have already been contacted.

The second area to be so treated this year will be parts of Carne Place and Kelsey Head. Owners affected will be contacted so that they may make their own comments before the scheme is finalised.

It would be welcomed if owners in newly refurbished areas could volunteer by helping to water the new planting, especially if we get a period of hot dry weather.



Changes to the Appearance of Property

For the benefit of shareholders who have recently come to Port Solent, we would like to remind them of the need to seek POSOL's prior approval before committing to making any changes to the external appearance of their property. We understand that, having bought a new property, you may wish to make some changes to improve it and are eager to get the work started as soon as possible. Be assured that POSOL is always pleased to have owners increase the value of their houses, so long as the changes are in accordance with the overall architectural style of other properties in the immediate neighbourhood and maintain the original ambience of the estate. This is what you and all other shareholders bought into.

For those of you who have been with us longer, we apologise for airing this subject yet again but, the fact remains that much unnecessary work and unhappiness is still being caused by failure by a few shareholders to engage with POSOL at an early stage of their improvement plans.

There is lots of help and guidance on the POSOL website (www.posol.co.uk) and our friendly managing agents are always happy to discuss your plans

informally, even before you make an application. They can also arrange a pre-application meeting with members of the Covenants Working Group to go into more detail if you wish. This can all be done before you start spending money on Architects and Planning Applications.

Note that the CWG meets once a month, usually a week before a Board meeting, to discuss current and new applications and make its recommendations to the elected directors, who make the final decisions and instruct the managing agent on the appropriate response. Please do not submit an application for a change of appearance when the builder is scheduled to start next week. Yes, it has happened! All our working group members (and the directors) are unpaid and give their time because they care a lot about our lovely marina village, but they also have other commitments, so it is not reasonable to expect them to respond instantly to last minute requests. Please give them time to consider all aspects of a proposed change by submitting your application in good time.

Working Group Members

POSOL always welcomes shareholders who would like to serve on one of the groups. In particular, we have recently lost a well-respected member of the Berthing WG after a long illness. He will be sorely missed and we would like to find his successor. If you could be interested in joining any of the groups (Covenants, Gardening or Berthing), please contact Ruth at AFP (www.posol@afpartnership.co.uk) in the first instance and a member of the that group will contact you to discuss just what is involved.

An Opportunity for our Budding Gardeners

Are there any aspiring young gardeners out there? We are planning to extend the wildflower section along the top of Port Way near Coverack Way. If you have young



children who would like to help our Garden Contractors by sowing seeds to grow wildflowers, please contact AFP so that they can pass your interest on to the Gardening Working Group. If there is sufficient interest, the GWG will organise the event in conjunction with our professional gardeners.

The seeds will be sown by throwing a "Bee Bomb" (or two) onto an area of prepared soil. That's all it takes. Bee Bombs typically have hundreds of up to 18 different seed types, all of them designated by the Royal Horticultural Society as being 'Perfect for Pollinators'. The seeds are contained in pellets of soil and clay, which breakdown over time allowing the seeds to be released and scattered. Such wildflower areas produce annual shows of many colours and will also attract the attention of butterflies