

POSOL RESIDENTS MANAGEMENT COMPANY LTD

**MINUTES OF THE BOARD MEETING HELD AT THE LYSSES HOTEL FAREHAM
26 AUGUST 2022**

Present: Julian Shaw (JS), Chairman
Ian Currie (IC), Secretary
Nigel Padbury (NP)
Reg Sillence (RS)
Paul Le Maistre (PLM)
David Wilson (DW)

Apologises: 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 22 JULY 2022

26/08/001 The minutes of the July meeting had previously been circulated and it was agreed that they represented an accurate record of the meeting.

MATERS ARISING

26/08/002 AFP had received one response to the Airbnb letters sent to Shareholders in Newlyn Way. AFP will monitor the situation.

26/08/003 TV Head End Building – AFP received a quote to extend the aerial mast. The Board agreed to instruct the company to extend the mast.

FINANCE

26/08/004 The finance reports for expenditure to 31 July were circulated. Expenditure as at that date was £241,281.48 against a budget of £291,375.00. The Board agreed that AFP were continuing to monitor the debtors accordingly.

COVENANTS

26/08/005 [] Coverack Way – The CWG investigated the matter further and will respond to the neighbouring Shareholder.

26/08/006 [] Mullion Close – The final letter of consent was sent to the Shareholder.

26/08/007 [] Bryher Island – The Board approved the external change of appearance. AFP sent the letter of conditional approval.

26/08/008 [] Coverack Way – The CWG visited the property to inspect the 7.8m rule - no further action required.

26/08/009 Air Conditioning Installation – The CWG will investigate this further and produce guidance for the Board's approval and the POSOL website. RS to produce guidance.

- 26/08/010 [] Tintagel Way – The CWG were asked to review the proposed changes to a waterside garden. The CWG confirmed that no formal application form was required for the proposed changes. AFP responded to the Shareholder.
- 26/08/011 [] Carbis Close – The CWG received a photograph of the proposed external change and agreed that AFP could send a letter of conditional approval.
- 26/08/012 [] Bryher Island – The Shareholder was concerned about an external change of appearance. The CWG confirmed that the work had not been completed and will review the work once completed. AFP will respond to the Shareholder.
- 26/08/013 [] Sennen Place – Proposed air conditioning installation, AFP to respond to the Shareholder.
- 26/08/014 [] Sennen Place – A Shareholder requested replacement like for like windows, 2 sliding doors and a new front door, AFP to respond to the Shareholder to advise they can proceed with the external like for like changes.

ESTATE, REPAIRS & MAINTENANCE

- 26/08/015 [] Cadgwith Place – AFP received a report of a damaged lamp post. The Shareholder had reported the incident to the Council. The lamp post has been repaired.
- 26/08/016 Garage [] – On the day of the line painting the Shareholders nearby spoke to the contractor onsite reporting their concerns. NP met the Shareholders onsite to discuss the matter further. Following the onsite meeting AFP received a complaint from a Shareholder. RS-AFP to respond to the Shareholder. No further action required.
- 26/08/017 AFP received several reports of an oversized vehicle on the estate, AFP has written to the Shareholder. The Board agreed that the vehicle was a breach of the covenants and requires removal. AFP to respond to the Shareholder.

GARDENING

- 26/08/018 A Shareholder suggested that all the phormiums were removed from the Arbor. The GWG disagreed with the total removal. The gardeners removed one phormium and trimmed the remaining phormiums. The trimming greatly improves the line of sight entering and exiting Tintagel Way.
- 26/08/019 [] Carbis Close – The Shareholder has requested the removal of a tree, the Board agreed and AFP emailed the Shareholder.

SECURITY

- 26/08/020 [] Tintagel Way – AFP received further complaints regarding a tenant's anti-social behaviour. RS-AFP responded to the Shareholder.

COMMUNICATIONS

- 28/08/021 There has been a delay with the new berthing database; RS will obtain an update for the next Board meeting.

GARDENING

The Gardening Working Group had a meeting on 17 August and discussed the following items:

- 28/08/022 [] Carne Place – The Shareholder raised a concern following a trimmed hedge. Once the hedge was trimmed the Shareholder was concerned about the security issue. The Board agreed that the concerned Shareholder could erect a fence on the Shareholder’s property at their cost.
- 28/08/023 [] Carne Place – The GWG confirmed the tree was dead. The Board agreed for the Shareholder to remove the tree at their cost.
- 28/08/024 All the planters in the estate have suffered with drought issues. It was agreed to mulch/bark all the planters.
- 28/08/025 [] Bryher Island – There is a rejuvenation of this area; POSOL are removing the dead tree.
- 28/08/026 [] Mullion Close – The Shareholder requested to remove a small palm tree. The GWG agreed for the Shareholder to remove the tree at their own cost.
- 28/08/027 [] Coverack Way – A Shareholder was concerned about the tree debris and tree sap in the parking bays. The gardeners will trim the bottom of the tree.
- 28/08/028 Carne Place & Kelsey Head rejuvenation has commenced and will be completed before December 2022.
- 28/08/029 Trees on the Port Way – The GWG will review and identify the trees that have Ash die back. The GWG will mark up the trees with spray paint while in full leaf.

BERTHING

- 28/08/030 Berth [] – The boat remains unregistered. AFP emailed the boat owner to request further detail on the modification.
- 28/08/031 The new guide to the ‘length overall’ for a boat was agreed and this will be displayed on the POSOL website.
- 28/08/032 Storage Lockers for Remote Berths – The Board declined guidance, AFP to respond to the letting agent to confirm a storage locker was not permitted.
- 28/08/033 Berth [] – A Shareholder sent photographs concerning a tilt on the pontoon after the hinge fitting, the BWG will review the pontoon.
- 28/08/034 The BWG carried out a boat inspection on 24 August and several boats were noted as not being registered with POSOL. LK emailed the Shareholders and has received several responses. RS suggested that when new boats arrive at the lock Premier Marinas should pass on all the information to POSOL. LK to action this request.
- 28/08/035 31 pontoons have been modified to date. Phase 3 is due to commence 19 September. Shareholders will be notified via email/letter.

28/08/036

A Shareholder notified Premier Marinas that the water level was high in the marina. RS spoke to the Shareholder regarding the boat lines. An item will appear in the newsletter.