

POSOL RESIDENTS MANAGEMENT COMPANY LTD

**MINUTES OF THE BOARD MEETING HELD AT THE LYSSES HOTEL FAREHAM
30 SEPTEMBER 2022**

- Present: Julian Shaw (JS), Chairman
Ian Currie (IC), Secretary
Nigel Padbury (NP)
Reg Sillence (RS)
Paul Le Maistre (PLM)
- Apologises: Mark Abrams (MA)
David Wilson (DA)
- 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 26 AUGUST 2022

- 30/09/001 The minutes of the August meeting had previously been circulated and it was agreed subject to a minor change that they represented an accurate record of the meeting.

FINANCE

- 30/09/002 The finance reports for expenditure to 31 August were circulated. Expenditure as at that date was £256,129.55 against a budget of £322,189.00. The Board agreed that AFP were continuing to monitor the debtors accordingly.
- 30/09/003 The Annual Accounts for year ended 31 March 2022 were distributed to the Board for discussion and approval. The Annual Accounts for year ended 31 March 2022 were formally approved by the Board.

COVENANTS

- 30/09/004 [] Coverack Way – The Shareholder requested a meeting with the CWG, LK to arrange a meeting date.
- 30/09/005 Air Conditioning Installation – The Board discussed the proposed guidance, RS to amend the guidance for further review. Once the Board have agreed the amendments the guidance will be added to the POSOL website.
- 30/09/006 [] Bryher Island – AFP received a concern from a Shareholder about an external change of appearance. RS-AFP to telephone the Shareholder to request the work is put on hold. The CWG will revisit the property to review the progress of work.
- 30/09/007 [] Carbis Close – AFP sent a letter of conditional approval for the external change of appearance.
- 30/09/008 [] Sennen Place –AFP sent a letter of conditional approval for the external change of appearance.

- 30/09/009 [] Carne Place – The CWG and the Board reconsidered a security fence to be installed at the back of the planter for improved security for the houses and marina. The security fencing will match the fencing in the opposite planter. AFP will write to the Shareholders advising of the proposed plan subject to cost.
- 30/09/010 [] Carne Place – A Shareholder was concerned about the parking in the area. The Board agreed this was a neighbourly dispute. AFP to respond to the Shareholder.
- 30/09/011 [] Mullion Close – A Shareholder requested advice for a replacement garage door. The Board agreed for the replacement to match with the neighbouring garage doors. AFP to respond to the Shareholder.
- 30/09/012 [] Newlyn Way – A future Shareholder requested to move a front door forward. The Board agreed in principle, AFP to respond to the future Shareholder.
- 30/09/013 [] Newlyn Way – A future Shareholder requested to purchase land at the rear of the property. The Board declined the proposal as the policy is not to sell POSOL land. AFP to respond.
- 30/09/014 [] Cadgwith Place – A Shareholder requested to install solar panels. The Board agreed to the proposal, AFP to send a letter of conditional approval.
- 30/09/015 [] Bryher Island – A Shareholder requested retrospective consent. The Board agreed to the external change of appearance, AFP to send the final consent letter.
- 30/09/016 [] Bryher Island – A Shareholder proposed a single storey side extension. The Board agreed to the proposed changes. AFP to send a letter of conditional approval subject to the outcome of the CWG meeting.
- 30/09/017 [] Coverack Way – A Shareholder applied to install car port gates. The Board agreed. AFP to send a letter of conditional approval.

ESTATE, REPAIRS & MAINTENANCE

- 30/09/018 Following the correspondence with AFP the Shareholder removed the large vehicle from the estate.
- 30/09/019 TV Mast – AFP raised a purchase order to install a higher mast to improve the TV signal. The work has been completed and the job report mentioned that the door to the TV Head End Building needed a repair. On the next CWG walkabout LK will bring the key for access and the CWG can determine if a repair needs to be actioned.
- 30/09/020 Mullion Close – A Shareholder reported two vehicles parked in the visitor's bay. The parking regulations and letters were applied to both vehicles. One vehicle remained onsite, AFP informed the Council, and the vehicle was removed from the estate.
- 30/09/021 Lorry – A Shareholder reported a lorry parked on the Estate. AFP to write to the Shareholder requesting removal of the lorry.

30/09/022 Mullion Close – A Shareholder proposed double yellow lines to prevent parking in a turning circle. The area is Council land and not within POSOL’s jurisdiction. AFP to respond to the Shareholder.

GARDENING

30/09/023 Carne Place – AFP received a complaint from a Shareholder regarding the spray paint marking of Ash trees. AFP responded to the Shareholder advising the trees have been highlighted for felling due to Ash Dieback.

BERTHING

30/09/024 Berth [] – AFP received a report from tenant that the end of the finger pontoon is not level. The BWG will investigate further.

30/09/025 Storage Locker – The Board decided against a proposed waterside storage locker. LK responded to Marina Life Homes.

30/09/026 Berth [] – AFP received several complaints from Shareholders that the occupants of the boat were staying overnight and at the weekend. LK emailed the Shareholder of the berth. The Shareholder has requested POSOL’s guidelines. RS to provide the POSOL guidance for AFP.

30/09/027 Berth [] – RS and JS had a meeting with the Shareholder. RS will be present when the new hinge is being fitted for this pontoon. The engineers will need to adjust the fitting technique.

30/09/028 To date 59 pontoon hinges have been fitted.

SECURITY

30/09/029 Newlyn Way – An incident occurred of anti-social behaviour; this was reported to the police.

LEGAL

30/09/30 Legal matters - The Board have discussed each case with their solicitors. The Board are satisfied that each case is being handled appropriately.

ANY OTHER BUSINESS

30/09/031 A Shareholder requested guidance or a POSOL policy for feeding the birds. The Board considered this matter and consciously considered not to publish guidelines. AFP will respond to the Shareholder advising this is a neighbourly dispute.

30/09/032 [] Cadgwith Place – The letting agent requested access to a gas meter. The Board agreed that a fence could be installed with a gate to allow access onto POSOL land.

30/09/033 A Shareholder raised a concern regarding a flagpole with a flying flag. POSOL discussed this at length and advised the flagpole was a temporary structure. AFP to respond to the Shareholder to advise this was a neighbourly dispute. It was also noted that the flag has now been removed.