

POSOL RESIDENTS MANAGEMENT COMPANY LTD

**MINUTES OF THE BOARD MEETING HELD AT ADVANCED RESOURCE MANAGERS OFFICES
SHORE HOUSE, PORTSMOUTH
20 JANUARY 2023**

Present: Julian Shaw (JS), Chairman
Ian Currie (IC), Secretary
Nigel Padbury (NP)
Reg Sillence (RS)
Paul Le Maistre (PLM)
David Wilson (DW)
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 16 DECEMBER 2022

20/01/001 The minutes of the December meeting had previously been circulated and it was agreed that they represented an accurate record of the meeting.

FINANCE

20/01/002 The finance reports for expenditure to 31 December were circulated. Expenditure as at that date was £449,714.20 against a budget of £493,715.00. The Board agreed that AFP were continuing to monitor the debtors accordingly

COVENANTS

20/01/003 Coverack Way – AFP emailed the Shareholder with the suggestion of a composite material rather than wood for their external change of appearance.

20/01/004 Kelsey Head – The GWG returned the final inspection forms to AFP. The final letters of consent were sent to the Shareholder.

20/01/005 Newlyn Way – AFP sent the letter of conditional approval for the external change of appearance.

20/01/006 Newlyn Way – The heat pump installation application was approved. AFP sent the letter of conditional approval.

20/01/007 Newlyn Way – AFP sent the letter of conditional approval for the external change of appearance.

20/01/008 Underfloor Heating – Additional information was provided by a CWG member. The information was reviewed by the Board. The Board agreed to upload the information to the POSOL website.

20/01/009 Newlyn Way – A Shareholder requested a trailer to be parked on their private driveway. The Board discussed this further and agreed subject to this situation being a temporary measure in the spirit of POSOL's parking regulations.

20/01/010 [] Newlyn Way – A Shareholder requested an internal floor tile change in the car port. The Board agreed with the proposal as this was not a significant change of appearance. AFP to respond to the Shareholder.

ESTATE, REPAIRS & MAINTENANCE

20/01/011 A Shareholder reported a leak from a waterside tap following the freezing cold weather. LK instructed a plumber to attend 20/12 and to provide a report of the latest 3 burst pipes on the estate. The contractor has recommended a report on all the waterside taps to determine the condition, state of installation. AFP to instruct the contractor to carry out a full report.

20/01/012 Newlyn Way Parking – A Shareholder reported a transit van and a flatbed truck. The vehicle received a letter and the parking regulations which was attached in December. The CWG will review both vehicles.

20/01/013 Sennen Place – Following DW's submitted report to Portsmouth Council regarding the dangers at the corner junction of Sennen Place and the proposal of extending the double yellow lines in the area of concern, DW had not received a response. DW to send the photographs to LK and AFP will also submit a report.

20/01/014 Carbis Close – A Shareholder reported a parking concern in the visitor bays, the area is POSOL land. A parking letter and regulations were sent to NP for further investigation. AFP to write to both Shareholders.

20/01/015 TV Head End Building – The engineer struggled to access the building. AFP raised a purchase order for a new digi lock for the building, this has been actioned.

20/01/016 TV Signal – Some of the residents on the Western side of the estate had experienced the loss of the TV signal following the storm earlier in the month. The company attended and changed the faulty amplifier. A few Shareholders still have an issue, the company will investigate this further and provide a report for AFP.

20/01/017 [] Sennen Place – AFP noted that ridge tiles were missing from 2 properties following the storm. RS-AFP had emailed the 2 Shareholders to advise of a repair.

20/01/018 Coverack Way Parking – It was noted that business vehicles were using several POSOL parking bays. AFP to write to the Shareholders concerned.

20/01/019 The berthing gate locks - AFP to instruct an engineer to carry out a full service.

GARDENING

20/01/020 [] Cadgwith Place – A report was received regarding damage to the footpath and driveway allegedly caused by a tree root. Following further investigations, the GWG decided no further action was required.

20/01/021 Kelsey Head – A tree was reported as lifting the paving. The GWG will investigate further to review the removal and make a proposal for a replacement tree.

20/01/022 [] Coverack Way - Heavy root ingress was reported across the bottom and along both sides of the boundary. RS-AFP to check the boundary. The proposal is to remove 2 trees. The GWG will review the trees and report back to the Board.

BERTHING

20/01/023 Berth [] – The Shareholder provided an update to AFP. Their boat had been removed from the berth and the modifications were taking place. The Shareholder will provide photographs in due course and provide the boat registration documents.

20/01/024 Phase 6 Pontoon Hinges – AFP are awaiting the dates to be confirmed by the engineers. Shareholders in Phase 6 will be notified in due course.

20/01/025 Berth [] – A Shareholder reported an unclean boat to AFP. RS and Premier Marinas confirmed that the boat was seaworthy apart from being a little green at this time of the year. No further action required.

20/01/026 The current berthing database had been uploaded to the new database structure with a view of going live within the next 2/3 weeks.