

**POSOL RESIDENTS MANAGEMENT COMPANY LTD**

**MINUTES OF THE BOARD MEETING HELD AT SHORE HOUSE PORT SOLENT  
15 DECEMBER 2023**

Present: Julian Shaw (JS), Chairman  
Ian Currie (IC), Secretary  
Reg Sillence (RS)  
Mabel Derry-Collins (MDC)  
Mark Abrams (MA)  
David Wilson (DW)  
Nigel Padbury (NP)

In Attendance: Jasmine Brown (JB) Regional Property Manager AFP  
Lisa Kennard (LK) Assistant Property Manager AFP

The Chairman opened the meeting and advised the Board that LK was leaving AFP. JS thanked LK for her support with POSOL over the years and wished her well for the future.

**MINUTES OF THE LAST BOARD MEETING 27 NOVEMBER 2023**

15/12/001 The minutes of the November meeting had previously been circulated and it was agreed that they represented an accurate record of the meeting.

**FINANCE**

15/12/002 The finance reports for expenditure to 30 November were circulated. Expenditure as at that date was £464,957.00 against a budget of £468,231.46. The Board agreed that AFP were continuing to monitor the debtors.

15/12/003 IC confirmed that £50,000 was transferred from the POSOL bank account to a 35-day deposit bank account to obtain a higher interest rate.

**COVENANTS**

15/12/003 [] Newlyn Way – AFP sent the final letter of consent to the Shareholder.

15/12/004 [] Newlyn Way – Two final inspection forms pending from the CWG.

15/12/005 [] Bryher Island – A final inspection form pending from the CWG.

15/12/006 [] Bryher Island – Following an appeal the CWG held a meeting with the Shareholder to discuss the external change of appearance. The Board discussed this at length and voted unanimously to decline the proposal. AFP to respond to the Shareholder.

15/12/007 [] Bryher Island – Following an appeal the CWG held a meeting to discuss the external change of appearance. The Board discussed this at length and voted unanimously to decline the proposal. AFP to respond to the Shareholder.

15/12/008 [] Bryher Island – AFP to arrange another meeting with the CWG as the first date was not suitable.

- 15/12/009      [] Sennen Place – CWG reported an external change that appeared to be non-compliant. AFP wrote to the Shareholder to request further details. AFP has not received a response, AFP to send a second letter.
- 15/12/010      [] Bryher Island – Following the Board's approval AFP sent the letter of conditional approval for the car port conversion.
- 15/12/011      [] Bryher Island – Following the Board's approval AFP sent the letter of conditional approval.
- 15/12/012      [] Kelsey Head – The Board approved the external change of appearance, AFP sent the letter of conditional approval.

#### **ESTATE, REPAIRS & MAINTENANCE**

- 15/12/013      MA to research the cleaning of the 4 pillars on Bryher Island bridge as jet washing was not acceptable due to damaging the render.
- 15/12/014      Bryher Island Water Tap Invoice – AFP to investigate further.
- 15/12/015      Bryher Island – The parking bays to be identified before AFP can instruct a contractor to paint the 'T' marks.
- 15/12/016      Sennen Place - AFP received a report of damaged paving, to be investigated further.

#### **GARDENING**

The GWG Walkabout was carried out on Tuesday 12 December 2023 with the following items discussed:

- 15/12/017      [] Bryher Island – AFP responded to the Shareholder advising if they would like to remove the tree this would be at the Shareholder's cost.
- 15/12/018      [] Carne Place – AFP responded to the Shareholder advising the Board declined the request to remove the tree as this was part of the Shareholder's boundary as detailed on the Title Plan and if they would like to remove the tree this would be at the Shareholder's cost; no further action.
- 15/12/019      [] Coverack Way – AFP received a quote to remove the tree roots from the rear garden coming from trees on POSOL land. The Board advised to place the work on hold while there is ongoing communication with the Shareholder.
- 15/12/020      Corner of Mullion – AFP to instruct a contractor to investigate to trim the tree roots and relevel the paving.
- 15/12/021      Bryher Island – The Board discussed the quote for the replacement rotten timbers for the planters. The Board agreed; AFP to instruct a contractor.
- 15/12/022      [] Carne Place – AFP received a report received of overhanging Silver Birch branches from a tree on POSOL land. After further investigation the Board agreed that any overhanging branches would be the Shareholder's responsibility.
- 15/12/023      AFP have requested that the gardening company provide more detail in the future works quoted to present to the Board.

## **BERTHING**

- 15/12/024 [] – AFP corresponded with the solicitor to confirm that when the house is sold the licensed boat on the berth is not transferrable to the new owner.
- 15/12/025 Berth [] – AFP received a report of an oversized boat on the berth; AFP to investigate further.
- 15/12/026 Berth [] – The Shareholder confirmed there was a boat moored on the berth. AFP requested the boat to be removed as this berth cannot be licensed in this area. AFP to send a further letter.
- 15/12/027 Berth [] - RGS to investigate and confirm if the boat is moored on the berth; if present AFP will send further correspondence.
- 15/12/028 Pending ladder survey quote from RGS.
- 15/12/029 Berth [] – AFP requested the date for the extension lead to be used to resolve the issue of a trip hazard, the Shareholder confirmed that the boat engineer had been instructed accordingly.

## **SECURITY**

- 15/12/030 Nothing to report.

## **COMMUNICATION**

- 15/12/031 AGM – AFP received a suggestion of a Zoom link for the next AGM. JB advised that past experiences with the Zoom link did not work very well. There were issues with poor sound quality. After discussion the Board declined the Zoom link suggestion.
- 15/12/032 RGS explained the support contract for the licence agreement for the Berthing Database. The Board reviewed the contract and agreed to sign the the Berth Database Licence Agreement.

## **LEGAL**

- 15/12/033 [] Carne Place – AFP to communicate with the person holding the Power of Attorney.