

POSOL RESIDENTS MANAGEMENT COMPANY LTD

MINUTES OF THE BOARD MEETING HELD AT SHORE HOUSE PORT SOLENT

23 February 2024

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

In Attendance: Martin McKenna (MMC) Property Manager AFP
Sally Reynolds (SR) Property Assistant AFP

Meeting commenced 9.30am

The Chairman opened the meeting and advised MA would be joining the meeting later and IC via Teams.

MINUTES OF THE LAST BOARD MEETING 26 JANUARY 2024

23/02/001 The minutes of the January meeting had previously been circulated and it was agreed that they represented an accurate record of the meeting.

MATTERS ARISING

23/02/002 Nothing to report.

FINANCE

23/02/003 The finance reports for expenditure to 31 January were circulated. Expenditure as at that date was 524,271.78 against a budget of £508,718.00. The Board agreed that AFP were continuing to monitor the debtors accordingly. AFP to chase Swaine Allen for updates.

23/02/004 The 2024/2025 Budget was discussed with the Board and approved subject to minor adjustments.

COVENANTS

- 23/02/005 () Newlyn Way – Application for porch canopy sent to CWG. The board responded with unanimous approval for the application.
- 23/02/006 () Newlyn Way – 2 x final inspection form sent to CWG- NP to follow this up.
- 23/02/007 () Bryher Island – Final inspection form sent to CWG for sliding glass doors to the under balcony. NP advised the final inspection report has been completed. AFP to check.
- 23/02/008 () Bryher Island – Application for different configuration of car port gates - -AFP to arrange another meeting with the CWG as the first date was not suitable.
- 23/02/009 () Sennen Place – CWG reported an external change that appeared to be non-compliant. A visit was arranged with the Shareholder on 22/02 and the Shareholder agreed to apply a tint to the glass to enable the change to fall within POSOL guidelines. AFP to advise of a suitable product.
- 23/02/010 () Carbis Close – Application for fitting of external car port gates. AFP sent chaser emails on 24/01 & 20/02 for supporting plans/drawings. SR to chase again if no response received.
- 23/02/011 () Bryher Island – Application sent to CWG for removal of wooden car port structure. The board approved the application but advised as the pergolas are an architectural feature, applications like this are not encouraged.
- 23/02/012 () Newlyn Way – Communication received regarding a proposed application. The CWG advised that work had already started. An application form is pending; AFP to chase for this.
- 23/02/013 () Kelsey Head – New external application for Solar Panels. The board responded with unanimous approval for the application.
- 23/02/014 () Newlyn Way – New Application for Solar Panel installation sent to CWG. The board approved the application providing e.g no external wires and bird repellent wires. MMC awaiting confirmation.
- 23/02/015 () Carbis Close – New Application for car port modification sent to CWG.

ESTATE REPAIRS & MAINTENANCE

- 23/02/016 The Board agreed to the quote for the fence repair behind () Tintagel Way. AFP instructed West Improvements. AFP to chase for a date to complete the repair.
- 23/02/017 Cleaning of the 4 pillars on Bryher Island bridge- The Board discussed and were impressed with the quotations that MMC obtained from A Plus Clean but decided to put the works on hold.

- 23/02/018 Bryher Island – MMC advised he will look into the parking bays which need to be identified before AFP can instruct a contractor to paint the ‘T’Marks.
- 23/02/019 () & () Sennen Place- AFP received a report of damaged paving. Simon from Leylandii attended and said that the edging around the bay has sunk slightly most likely due to residents driving over it. AFP will check the deeds to find out who is responsible and advise the Shareholder of the outcome.
- 23/02/020 Carne Place – NP advised the retaining wall of the gazebo planter at the Western End between Sennen and Carne Place has quite a severe crack appearing down both ends so will need to look at ways to maintain it.

GARDENING

- 23/02/021 Newlyn Way – The Board discussed the entrance sketch received from Leylandii & Lawns Ltd. The GWG & AFP will arrange to meet with Simon before the next walkaround to discuss a planting list and security.
- 23/02/022 () Bryher Island – AFP received a report that the roots of the fir tree between () & () Bryher Island have caused the paving bricks on the drive to lift and have requested removal. AFP & Simon inspected the tree on the walk around and Simon confirmed the tree is in poor condition as the branches are splitting. The Board advised they would ideally like the tree replaced. AFP will advise the shareholders it is their responsibility to remove, replace if possible and offer Simon's services.
- 23/02/023 Coverack & () Newlyn Way– AFP will contact the council to arrange a walk around to inspect the hedging which has been lost following work to replace the base of the street lights.
- 23/02/024 () Bryher Island – Decision pending for front garden – The CWG & GWG both agreed there were no issues, therefore the application has been approved and consent has been granted. AFP to advise the Shareholder of the outcome.

BERTHING

- 26/02/025 Berth () – AFP received a report of an oversized boat on the berth. RGS investigated and confirmed the boat is oversized. AFP issued a notice to the Shareholder -The Shareholder responded and advised the boat had been modified before it was put on the berth to follow the regulations. RGS confirmed this is correct.
- 23/02/026 Berth () – AFP sent a 2nd email on 22/12 requesting removal of the boat. The boat has now been removed.
- 23/02/027 Berth () – RGS has investigated and confirmed there is an unregistered boat; AFP sent an unregistered boat letter 20/03. AFP will check for a response and chase if not received.
- 23/02/028 The Board discussed and approved the ladder survey quote from RS. AFP will liaise with the company to arrange a suitable time to attend.

23/02/029 Update on the Insurance claim for the Bent Pile - Approval has been granted. AFP will contact Walcon to advise them to proceed and obtain a date for the work. The Board advised there would be the need for a lot of preparation before the works can take place.

23/02/030 AFP will arrange a meeting with RGS to go over all aspects of Berthing.

SECURITY

23/02/031 Nothing to report.

COMMUNICATION

23/02/032 AFP sent an Introduction Letter & Contact notice to the Shareholders and Berth Owners. Nice positive responses were received with most Shareholders happy to have e-mail correspondence but 1 or 2 wanted post as well. AFP will go through the emails and update the system accordingly.

23/02/033 Newsletter update – RGS hopes to get a newsletter out for the Spring and is encouraging ideas. The Board suggested delivering hard copies of the newsletter as well as emailing them to ensure tenants get a copy.

23/02/034 A Director suggested inviting shareholders to discuss the management of the boardwalk. People have real concerns over the state of the restaurants/shops as quite a few have closed with the recession. Another topic is car meets which are good for the Boardwalk but terrible for the residents due to the noise, dogs are getting frightened and disturbing for residents using their gardens in the summer.

23/02/035 MMC suggested adding to the Newsletter a reminder to all that with Summer months approaching Air B&B and Holiday Lets are not permitted on the estate.

23/02/036 A Director suggested adding to the newsletter the perks the Shareholders get from Premier Marinas for keeping their boats at Port Solent.

LEGAL

23/02/037 () Carne Place –Solicitor’s update on the client’s position on the sale of the garage. POA requested then AFP can communicate directly with (Mr Kehoe). AFP will check Lisa’s inbox ref- link sent to access POA.

ANY OTHER BUSINESS

23/02/038 Nothing to report

23/02/039 2024 Board meeting dates:

22 March

26 April

31 May

28 June

26 July

30 August

27 September

25 October

22 November

20 December

Meeting concluded at 12.30pm