

POSOL RESIDENTS MANAGEMENT COMPANY LTD

MINUTES OF THE BOARD MEETING HELD AT SHORE HOUSE PORT SOLENT

22 March 2024

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

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

Apologies: David Wilson (DW)

Meeting commenced 9.30am

The Chairman opened the meeting.

MINUTES OF THE LAST BOARD MEETING 23 FEBRUARY 2024

23/03/001 The minutes of the February meeting had previously been circulated and it was agreed that they represented an accurate record of the meeting.

MATTERS ARISING

22/03/002 Nothing to report.

FINANCE

22/03/003 The finance reports for expenditure to 29 February were circulated. Expenditure as at that date was 543,573.56 against a budget of £530,447.00. The Board agreed that AFP were continuing to monitor the debtors accordingly. AFP to chase Swaine Allen for updates.

22/03/004 The Chairman requested a sample invoice as a template to ensure all is in order prior to issuing them to Shareholders & Berth owners.

COVENANTS

- 22/03/005 [] Newlyn Way – final inspection form pending from the CWG.
- 22/03/006 [] Sennen Place – Final inspection form pending from the CWG.
- 22/03/007 [] Newlyn Way – Application for porch canopy was approved by the Board – AFP issued a Letter of Conditional Approval.
- 22/03/008 [] Newlyn Way – 2 x final inspection forms pending from the CWG.
- 22/03/009 [] Bryher Island – The CWG advised they will come back with some dates for another meeting following a response received by AFP from the Shareholder to rearrange.
- 22/03/010 [] Carbis Close – Plans were forwarded to the CWG in support of the application for fitting of external car port gates. The Board approved the external change of appearance.
- 22/03/011 [] Bryher Island – Following the Board’s approval for the removal of the wooden car port structure, AFP advised the Shareholder of the outcome.
- 22/03/012 [] Kelsey Head- Following the Board’s approval AFP issued a letter of conditional approval.
- 22/03/013 [] Newlyn Way – Following the Board’s approval AFP issued a letter of conditional approval.
- 22/03/014 [] Bryher Island – The Board approved the external change of appearance; AFP sent the letter of conditional approval for
- 22/03/015 [] Tintagel Way – Following the Board’s approval AFP issued the letter of conditional approval.
- 22/03/016 [] Bryher Island – The Board approved the external change of appearance; AFP sent the letter of conditional approval.
- 22/03/017 [] Carne Place – A new application to replace sliding door & window in lounge with 2-pane sliding door was discussed and approved by the Board.
- 22/03/018 [] Carbis Close – The application was discussed at length and the Board agreed to approve the application.
- 22/03/019 [] Bryher Island – Plans for the kitchen extension were circulated to the CWG and there was unanimous agreement that the letter of conditional approval could be issued.

ESTATE REPAIRS & MAINTENANCE

- 22/03/020 The fence behind [] Tintagel Way has now been repaired. AFP advised they will check the stability of the repair.

- 22/03/021 AFP advised they have a meeting with a contractor next week to identify the parking bays and to discuss painting the 'T' marks. The CWG will also attend.
- 22/03/022 [] & [] Sennen Place- AFP advised they will request a quotation from a contractor to repair the damaged paving.
- 22/03/023 Carne Place – AFP will meet with a contractor to inspect and look at ways to maintain the retaining wall of the gazebo planter at the Western End between Sennen and Carne Place as it has quite a severe crack appearing down both ends.

GARDENING

- 22/03/024 The GWG & AFP met with Simon from Leylandii to discuss the rejuvenation of the Newlyn Way entrance. Simon suggested a similar Mediterranean type look as Coverack Way, but the board advised they would prefer to maintain the present situation and mimic the entrance to Carne Place. The GWG & AFP will discuss the concerns with Simon on the next garden walkaround.
- 22/03/025 [] Bryher Island – AFP advised the Shareholder of the outcome following the Boards approval to remove the fir tree. AFP received a response disputing who should be responsible for cost of the removal.
- 22/03/026 Coverack & Newlyn Way– AFP received a response from Portsmouth Council following a complaint made by AFP regarding the hedging which was lost following work to replace the base of the streetlights. Colas were willing to supply some shrubs to be planted to the rear of the post to fill the void.
- 22/03/027 [] Bryher Island – Following the Board's approval AFP issued the letter of conditional approval for landscaping of the front drive.

BERTHING

- 22/03/028 APF met with RGS for an informative ride around the marina and to discuss all aspects of Berthing.
- 22/03/029 [] The BWG investigated after the boat was found to be oversized. The BWG & AFP liaised with the boat owner and changes were made so that the boat now meets the requirements.
- 22/03/030 Berth []– Response from the boat owner received and database updated following a report of the boat being unregistered.
- 22/03/031 AFP will write to the new owner of [] Newlyn Way to ask for an update on the removal of the boat on Berth [].
- 22/03/032 Organisation of pile replacement – AFP advised they will contact Walcon to arrange a date and duration.
- 22/03/033 The Board discussed and approved the ladder survey quote from RS. AFP will liaise with the company to arrange a suitable time to attend.

SECURITY

- 22/03/034 Nothing to report.

COMMUNICATION

22/03/035 RGS produced the Spring Newsletter and a successful order placed by AFP was delivered to the Board to be distributed to households to ensure all tenants get a copy.

LEGAL

22/03/036 [] Carne Place –Solicitor’s update on the client’s position on the sale of the garage. POA requested that AFP communicate directly with (). AFP sent a request for a new Access Code to view the POA as the last one had expired.

ANY OTHER BUSINESS

22/03/037 Nothing to report

22/03/038 2024 Board meeting dates:

26 April

31 May

28 June

26 July

30 August

27 September

25 October

22 November

20 December

Meeting concluded at 12.00pm