

**POSOL RESIDENTS MANAGEMENT COMPANY LTD**

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

**31 May 2024**

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

In Attendance Sally Reynolds (SR) Property Assistant AFP

Apologies: Mark Abrams (MA)

Meeting commenced at 9.30am

**MINUTES OF THE LAST BOARD MEETING 26 APRIL 2024**

31/05/001 The minutes of the April meeting had previously been circulated and it was agreed that they represented an accurate record of the meeting.

**MATTERS ARISING**

31/05/002 Nothing to report.

## **FINANCE**

- 31/05/003 The finance reports for expenditure to 30 April were circulated. Expenditure as at that date was £198,269.00 against a budget of £201,118.00.
- 31/05/004 Debtors report – AFP will write to [] Newlyn Way to enquiry whether a recent payment has been made which may not have shown due to the AFP data freeze and AFP to check for an update on [] Coverack Way.

## **COVENANTS**

- 31/05/005 [] Bryher Island – Following the Board’s approval AFP issued a letter of conditional approval for the change of appearance to the driveway.
- 31/05/006 [] Cadgwith Place – AFP issued the letter of conditional approval following the Board’s approval for the installation of solar panels.
- 31/05/007 [] Bryher Island – Final inspection form pending from the CWG.
- 31/05/008 [] Newlyn Way – Following the Board’s approval AFP issued the letter of conditional approval for the installation of a glass panel fence at the foot of the garden.
- 31/05/009 [] Newlyn Way – Final inspection form pending from the CWG.
- 31/05/010 [] Coverack Way – Final inspection form pending from the CWG.
- 31/05/011 [] Bryher Island – 2 x final inspection forms pending from the CWG.
- 31/05/012 [] Bryher Island – Final inspection form for the driveway extension pending from the CWG.
- 31/05/013 [] Sennen Place – Final inspection form pending from the CWG.
- 31/05/014 [] Carne Place – New application to install solar panels was discussed and approved by the Board.
- 31/05/015 [] Bryher Island – Following visits from the CWG the application for replacement decking was discussed and approved by the board.
- 31/05/016 [] Carne Place – New application for change of external facing patio doors was discussed and approved by the Board.

## **ESTATE, REPAIRS & MAINTENANCE**

- 31/05/017 Coverack Way – The Board discussed the issue of rat infestation following some reports from Shareholders. AFP will reply by referring to a past newsletter which contained advice regarding this issue.

## **GARDENING**

- 31/05/018 [] Newlyn Way – AFP received a request for a shrub to be removed as its roots seemed to be damaging the drain that is adjacent to it and lifting the cover. The GWG confirmed the shrub has already been removed.
- 31/05/019 [] Holywell Drive – AFP received a report of an overgrown tree at the bottom of the garden. The GWG have asked the gardeners to inspect.
- 31/05/020 [] Coverack Way – The Board discussed the damage to the rear garden which has been caused by roots from trees on POSOL land and agreed to the quotation from Simon which was put before the Board in December 2023.
- 31/05/021 A director advised that the gardeners are pollarding all the trees in the Autumn and the process of doing that takes all the flowering branches off the rowans and the spring flowering trees. The pollarding is so hard that the flowering trees do not flower. This has been noted because there are some young trees in Carne Place which are flowering but some old trees in Kelsey Head where pollarding has been so hard and don't flower. Suggestions are for the gardeners to re-assess how they are pruning the flowering trees.

## **BERTHING**

- 31/05/022 Berth [] - AFP received a response from the Shareholder of [] NewlynWay advising there has been no contact with the owner of the unregistered boat on the berth since February and asked for the correct procedure to follow to have the boat removed legally. The Board advised that it was for the berth owner to contact their solicitor to seek advice. In the meantime, . AFP will send an “unregistered boat” letter advising the berth owner to register the boat or have it removed.

## **SECURITY**

- 31/05/023 Nothing to report

## **COMMUNICATIONS**

- 31/05/024 The Board advised as with the change of Agent there will be numerous communications and people to inform such as the gardeners and the local house selling agents. The Chairman drafted and read out a letter to be sent to

the Shareholders on or around the 3<sup>rd</sup> week of June and mentioned that the website is being changed at the beginning of July.

## **LEGAL**

31/05/025    Nothing to report.

## **ANY OTHER BUSINESS**

31/05/026    Nothing to report.

31/05/027    2024 Board meeting dates

21 June

25 July

29 August

20 September

25 October

22 November – AGM 29 November

20 December