

POSOL RESIDENTS MANAGEMENT COMPANY LTD
MINUTES OF THE BOARD MEETING HELD AT THE SHORE HOUSE
28 February 2025

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

In Attendance: Kirsty Marshall (KM) Senior Property Manager Evolve
Lisa Kennard (LK) Property Management Assistant Evolve

28/02/001 The minutes of the January meeting had previously been circulated, and it was agreed that they represented an accurate record of the meeting.

FINANCE

28/02/002 The finance reports for expenditure to 31 January were circulated. Expenditure as at that date was £500,236.43 against a budget of £545,910.33. Evolve to continue to reduce the service charge debt.

28/02/003 The 2025/2026 budget was discussed, all Directors agreed and approved the budget.

28/02/004 The Landscaping contract was approved for 1 year commencing 1 April 2025, the contract will be signed by Evolve on POSOL's behalf.

COVENANTS

28/02/005 [] Sennen Place – Gate access for scaffolding. The Board agreed for the contractor to pass the scaffold poles through the gate, Evolve notified both Shareholders requesting they inform all their neighbours regarding access along the capping and provide an estimated timescale of the work.

28/02/006 External Render – Two Shareholders had responded following letters sent last year to identify properties requiring decoration, Evolve to send a second letter.

28/02/007 Bryher Island – A formal application was received to permit green screening in the car port. The Board declined the application, Evolve responded to the Shareholder.

28/02/008 [] Bryher Island – Neighbour letters were sent regarding the side extension. The Board deferred the application to the March board meeting.

28/02/009 [] Newlyn Way - A figure/statue was reported on a balcony. The Board agreed the the figure could remain, no further action.

- 28/02/010 Final inspection forms pending from the CWG.
- 28/02/011 [] Newlyn Way – The proposed cladding discussion was deferred to March.
- 28/02/012 [] Newlyn Way – An application received for Solar panels, the Board agreed subject to receiving the Notice of Transfer. Evolve to send the letter of conditional approval.
- 28/02/013 [] Bryher Island – An application was received for a rear garden design. Evolve to request the floor plan and arrange a meeting with the CWG.

ESTATE REPAIRS & MAINTENANCE

- 28/02/014 [] Coverack Way – The repair work to the uneven paving on two parking bays was in progress.
- 28/02/015 TV Signal – Evolve responded to the Shareholder and notified the TV engineer that the TV Head End Building/TV Signal was not being maintained.
- 28/02/016 Coverack Way – An overlength van was reported in a parking bay, parking regulations and a letter applied to the windscreen, the Shareholder was notified.
- 28/02/017 [] Bryher Island – An overlength van was reported, parking regulations and a letter to be applied to the vehicle.
- 28/02/018 Kelsey Head – A report of an abandoned vehicle, parking regulations and a letter was applied to the vehicle.
- 28/02/019 Inconsiderate Parking was reported in a garage block, the parking regulations and a letter was applied to the vehicle.
- 28/02/020 Kelsey Head Parking – The Board discussed the area of concern and requested Evolve contact Highways to paint a single white line or double yellows in the noted area.
- 28/02/021 [] Tintagel Way – The abandoned vehicle had been removed, no further action

GARDENING

- 28/02/022 The gardening company confirmed via a telephone call that all trees that required attention were noted on the survey, no further action.
- 28/02/023 [] Bryher Island – It was noted that a hedge had been removed and no POSOL consent was provided. The garden was noted and will not be maintained by POSOL.
- 28/02/024 [] & [] Bryher Island – A replacement hedge for both properties was proposed, and an alternative planting of lavenders was suggested. Evolve to respond to both Shareholders with their preferred planting and instruct the gardening team.

BERTHING

- 28/02/025 Non-Compliant Boats - The BWG to confirm that the remaining 11 boats are still present in the marina before further action.
- 28/02/026 Berth [] – Evolve to send a further email requesting an update of the sale/removal of the boat and request the boat insurance details.

28/02/027 Coverack Way Waterside – Evolve to request that the dinghy is removed and placed on the davits of the owner’s boat.

SECURITY

28/02/028 An alleged charity cold caller had asked for a donation of clothing. The Shareholder was uncertain if the callers were genuine.

COMMUNICATIONS

28/02/029 A Spring Newsletter will be produced for Shareholders.