

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

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

Apologies: David Wilson (DW)  
Mark Abrams (MA)

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

28/03/001 The minutes of the February meeting had previously been circulated, subject to a minor amendment it was agreed that they represented an accurate record of the meeting.

**FINANCE**

28/03/002 The finance reports for expenditure to 28 February were circulated. Expenditure as at that date was £530,801.54 against a budget of £568,221. The Board discussed each debtor in detail and were satisfied with the progress being made following the handover. Evolve to continue to reduce the service charge debt.

**COVENANTS**

28/03/003 Final inspection forms have been sent to the CWG for completion.

28/03/004 External Render – Two Shareholders advised that they would be carrying out painting of the exterior render. A second letter will be sent to the Shareholders who did not respond requesting an update on their proposed redecoration.

28/03/005 [] Bryher Island – The Board discussed the proposal at length, the Board viewed a replica model of the proposed external change of appearance. The Board agreed to the proposal which took into consideration its dimensions and the unique position of the property and approved the letter of conditional approval. Evolve to action.

28/03/006 [] Newlyn Way – Evolve to correspond with both Shareholders with regards to the enquiry and to confirm that consideration will be given subject to receipt of a formal application.

28/03/007 [] Newlyn Way – A letter of conditional approval was sent for the solar panel installation, subject to receiving the Notice of Transfer.

28/03/008 [] Bryher Island – The board considered that a defining feature of the Posol Estate is the waterfront to the houses. The board is aware of the vulnerability of this area to the proliferation of conservatories on the water side of their houses. One person might choose a modern design, their neighbour chooses a country style and someone else wants to emulate Kew Gardens. The final result would be the development of a "shanty-town" next to the water. To avoid such a shanty-town Posol resolved that no conservatory, pergola or permanent shade may be erected on the waterside of any property. The application was refused.

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

28/03/009 [] Bryher Island – Communication was sent to the Shareholder regarding the parking of multiple vehicles. Evolve to send further correspondence. Estate Maintenance to monitor.

28/03/010 Bryher Island – Evolve received several reports of a vehicle taking up the space of 2 parking bays and a report of an overlength vehicle; a letter and parking regulations were sent to Estate Maintenance to apply to the vehicles.

28/03/011 [] Bryher Island – An overlength van was reported, Evolve to send a letter to the Shareholder.

28/03/012 Tintagel Way – Three overlength vehicles were reported, Evolve will send a letter and parking regulations to Estate Maintenance to apply to the vehicles.

28/03/013 Kelsey Head/Newlyn Way Parking – Evolve contacted Highways to request painting of a single white line in this area; the report was submitted on the 19 March.

28/03/014 Inconsiderate Parking was reported in a garage block, parking regulations and letter applied, the vehicle was causing an obstruction. Evolve sent further correspondence, Estate Maintenance to monitor.

28/03/015 Sennen Place/Lock View Abandoned Vehicle – The vehicle was SORN and was not taxed. The Council reported the tax offences to the DVLA. Evolve received a report that the vehicle had been moved to private land. Estate maintenance to monitor.

28/03/016 Coverack Way – Letters were sent to Estate Maintenance be applied to 3 vehicles. Due to the inconsiderate parking on the pavement the Board agreed for Evolve to submit a request to the Councill to paint a single white line at the junction, as parked vehicles in this area were obscuring the line of sight.

28/03/017 [] Coverack Way – The Shareholder is arranging for the vehicle to be removed from the estate.

28/03/018 Evolve received a report of an increased amount of dog faeces on the estate; an item was added to the Spring newsletter.

28/03/019 Repairs carried out to the cracked paving in Tintagel Way and the sunken block paving at Gate 8.

28/03/020 A broken drain cover was reported and a request for POSOL to repair. Evolve to advise that the drain cover is within the boundary of the property and the Shareholder's responsibility to repair.

## **GARDENING**

A GWG meeting was held on the 11 March the following items were noted:

- 28/03/020 Port Way Trees – The tree surgeon agreed to fill the gaps in the hedging at their cost to rectify the damage caused when the trees were felled.
- 28/03/021 Port Way Pine Tree – A Shareholder reported bird mess and pine needles in their garden. The gardening team to prune the lower branches.
- 28/03/022 [] & [] Bryher Island – Evolve responded to both Shareholders with their preferred planting; this work had been completed.
- 28/03/023 [] Newlyn Way – It was reported that a Shareholder had taken down a tree. Evolve to write to both Shareholders advising the garden will be opted out of gardening maintenance.
- 28/03/024 [] Bryher Island – A report was received with regards to the lawn area. Evolve to respond to the Shareholder referring them back to the contractor that carried out the lawn treatment.

## **BERTHING**

- 28/03/025 Non-compliant boat update - All Shareholders received a first-class hard copy letter as a final plea for insurance details before the next step. There were 5 non-compliant boats remaining, the Board agreed to send the Shareholders details to POSOL's solicitor.
- 28/03/026 Waterside Debris Gate 5 - Berth Shareholders were notified and it was confirmed that most of the debris had been removed. Two other Gates were identified with debris; Evolve to send communication to the Shareholders in these areas requesting removal.
- 28/03/027 Berth [] – The boat will be removed shortly from the berth, no further action.
- 28/03/028 Coverack Way Waterside – The Shareholder confirmed the removal of the dinghy had been actioned.

## **COMMUNICATIONS**

- 28/03/029 Spring Newsletter – 550 copies were being printed.

## **ANY OTHER BUSINESS**

- 28/03/030 At the recent Doyenne awards in London it was announced that KM won Property Manager of the Year and LK won Highly Commended Assistant of the Year. The Board recognised their achievement and congratulated KM and LK.