

POSOL RESIDENTS MANAGEMENT COMPANY LTD
MINUTES OF THE BOARD MEETING HELD AT THE SHORE HOUSE
25 April 2025

Present: Julian Shaw (JS), Chairman
Ian 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

25/04/001 The minutes of the March meeting had previously been circulated, it was agreed that they represented an accurate record of the meeting.

FINANCE

25/04/002 The finance reports for expenditure to 31 March were circulated. Expenditure as at that date was £548,645.21 against a budget of £592,035.00. The Board discussed each debtor in detail, Evolve to continue to reduce the service charge debt.

COVENANTS

25/04/003 [] Coverack Way – The three final letters of consent will be sent on the receipt of the Notice of Transfer.

25/04/004 [] Bryher Island – A final letter of consent was sent to the Shareholder for the side entrance and porch.

25/04/005 [] Bryher Island – A final consent letter was sent to the Shareholder for the kitchen extension.

25/04/006 [] Newlyn Way – A final consent letter was sent to the Shareholder for the addition of a canopy.

25/04/007 [] Sennen Place – A final consent letter was sent to the Shareholder for the loft extension and Velux windows.

25/04/008 [] Cadgwith Place – A final consent letter was sent to the Shareholder for the car port conversion.

25/04/009 [] Bryher island – A final consent letter was sent to the Shareholder for the car port conversion.

- 25/04/010 [] Carne Place – A final letter of consent was sent to the Shareholder for the installation of Solar panels.
- 25/04/011 [] Carne Place – A final letter of consent was sent to the Shareholder for the replacement doors.
- 25/04/012 [] Tintagel Way – A final letter of consent was sent to the Shareholder for the replacement balcony.
- 25/04/013 Coverack Way and Tintagel Way – Second letters were sent to Shareholders regarding the redecoration of the render.
- 25/04/014 [] Coverack Way – Evolve to send a letter regarding the decoration of the render.
- 25/04/015 [] Newlyn Way – Evolve responded to both Shareholders with regards to the enquiry and to confirm that consideration will be given subject to receipt of a formal application.
- 25/04/016 [] Bryher Island – Evolve sent a letter of conditional approval for the side extension.
- 25/04/017 [] Bryher Island - The Board declined the proposed external change as no conservatory, pergola or permanent shade were permitted to be erected on the waterside of any property. The Shareholder appealed, Evolve to arrange a meeting with a member of the CWG.
- 25/04/018 [] Carbis Close – An application was received to carry out a car port conversion. Evolve to send a letter of conditional approval subject to the 7.8m remaining on the driveway and the receipt of the Notice of Transfer.
- 25/04/019 [] Bryher Island – An application was received to install bi-fold doors to the ground and first floor, the Board agreed, Evolve to send the letter of conditional approval.
- 25/04/020 [] Coverack Way – An application was received for a pergola in the rear garden, Evolve to send a letter of conditional approval.
- 25/04/021 [] Mullion Close – An application was received for the installation of glass to the car port gates, Evolve to send a letter of conditional approval.
- 25/04/022 [] Mullion Close – An application was received for the installation of Solar panels, Evolve to send a letter of conditional approval.

ESTATE REPAIRS & MAINTENANCE

- 25/04/023 [] Bryher Island – Further communication was sent to the Shareholder regarding running a business from home and the parking of multiple vehicles, Evolve to send a further response.
- 25/04/023 Bryher Island – Evolve received several reports of a vehicle parked taking up the space of 2 parking bays and a report of an overlength vehicle, a letter and parking regulations were applied to the vehicle.
- 25/04/024 [] Bryher Island – Evolve sent a letter to the Shareholder regarding a breach of the parking regulations for the overlength vehicle.

- 25/04/025 [] Tintagel Way – Evolve sent a letter to the Shareholder regarding a breach of the parking regulations.
- 25/04/026 [] Tintagel Way - Evolve emailed the Shareholder regarding a breach of the parking regulations, the Shareholder has been in correspondence with Evolve.
- 25/04/027 Tintagel Way – A letter and parking regulations were applied to the overlength vehicle on POSOL land.
- 25/04/028 Kelsey Head/Newlyn Way Parking – A report was submitted to Highways to paint a single white line by the junction area, a further email sent was sent requesting an update as the Council were holding a meeting to discuss the proposal.
- 25/04/029 Coverack Way – A report was received of inconsiderate parking on the pavement and a suggestion to consider double yellow lines on the righthand side of the junction where vehicles are obscuring the line of sight. Evolve submitted a request to the Council.
- 25/04/030 [] Carne Place – Following a report of an alleged business being run from the property, Evolve sent an email to the Shareholder.

GARDENING

The minutes of the Gardening Working Group meeting held on the 22 April were reviewed as follows:

- 25/04/031 Port Way Trees – The replacement hedging had been planted in the gaps.
- 25/04/032 [] Newlyn Way – It was reported that a Shareholder had taken down a tree. Evolve sent correspondence to both Shareholders advising that in future the shared garden will be opted out of gardening maintenance.
- 25/04/033 [] Newlyn Way – A request was received for the removal of the Pine tree branches overhanging the rear gardens. The gardening team trimmed some lower branches. The Board agreed for the Shareholder to remove any overhanging tree branches on their property, Evolve to respond to the Shareholder.
- 25/04/034 [] Bryher Island – A report was received with regards to the lawn area. The GWG reviewed the area, a quote is pending for the work.
- 25/04/035 Newlyn Way – A report was received of damage to grass area near the entrance following a recent visit by Telecoms, Evolve reported the incident to the company.
- 25/04/036 [] Carne Place – A tree was noted as being pruned by the Shareholder, the tree health would be monitored by the GWG.
- 25/04/037 The metal work for the signage at the entrances on the estate were noted as being rusty, a quote to be obtained for repainting, Evolve to check all road signs.

BERTHING

- 25/04/038 Non-Compliant Boats – The four Shareholders that had not returned their boat insurance renewal were passed to POSOL's solicitor.

- 25/04/039 Waterside Debris Gate [] - Evolve sent communication to the Shareholders in these areas requesting removal of the debris. Evolve will check the areas and instruct a contractor to remove any remaining items.
- 25/04/040 Berth [] – Premier Marinas were requested to discuss the mooring fee query with the boat owner to resolve the dispute.
- 25/04/041 [] Newlyn Way – The Shareholder requested to install a floating versa dock, however the property did not have a berth attached. The Board unanimously declined the request, Evolve to respond to the Shareholder.
- 25/04/042 Berth [] – A report was received of an oversize boat, Evolve to respond to the Shareholder requesting removal from the berth.
- 25/04/043 Berth [] – A report was received of an unstable pontoon, a specialist company will be instructed to inspect the pontoon, Evolve to arrange the inspection and a written report.
- 25/04/044 Berth [] – A report was received of an incident on a pontoon, a specialist company will be instructed to inspect the pontoon, Evolve to arrange the inspection and a written report.

COMMUNICATIONS

- 25/04/045 POSOL Spring Newsletter – Evolve to arrange for a leaflet drop to all properties.