

POSOL RESIDENTS MANAGEMENT COMPANY LTD
MINUTES OF THE BOARD MEETING HELD AT THE SHORE HOUSE
27 June 2025

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

Apologies: Reg Sillence (RGS)
David Wilson (DW)
Mark Abrams (MA)

In Attendance: Kirsty Marshall (KM) Senior Property Manager Evolve
Sally Reynolds (SR) Property Management Assistant Evolve

27/06/001 The minutes of the May meeting had previously been circulated, it was agreed that they represented an accurate record of the meeting.

MATTERS ARISING

27/06/002 [] Bryher Island – Two Directors met with the Shareholder to discuss the reason for the declined change of external appearance.

27/06/003 [] Newlyn Way – The Shareholder initially requested to store a dinghy by installing a Versa dock in a location where a berth has never been insitu, this request was declined. The Shareholder appealed with a request to place the dinghy in the location. Two Directors visited the Shareholder to advise the proposal would not be permitted.

27/06/004 [] – The oversized boat is currently berthed in the main marina. Posol's solicitor will be advised if the vessel returns to the berth.

FINANCE

27/06/005 The finance reports for expenditure to 30 April were circulated. Expenditure as at that date was £217,109.04 against a budget of £231,229.33. The Board discussed each debtor in detail, Evolve to continue to reduce the service charge debt.

COVENANTS

27/06/006 [] Newlyn Way – The Chairman deferred this matter to the next Board meeting and will recirculate the suggested guidelines.

- 27/06/007 [] Carne Place – An application was received for the installation of a conservatory on the landside of the property. The Board reviewed and approved the proposal and Evolve issued a letter of conditional approval. The Board agreed to permit temporary parking on the grass verge during the works. The Shareholder has committed to providing before and after photographs and has agreed to reinstate any damage caused to the verge once the works are completed.
- 27/06/008 [] Mullion Close – An application was received for the installation of an EV Charging Unit adjacent to the meter on the external wall. The Board approved the installation, Evolve to send a letter of conditional approval.
- 27/06/009 [] Newlyn Way – An application was received for the installation of an EV Charging Unit – The Board approved the application, Evolve to send a letter of conditional approval.
- 27/06/010 [] Bryher Island – An application was received for the installation of an EV Charging Unit, installed inside the car port. The Board approved the application, Evolve to send a letter of conditional approval.
- 27/06/011 [] Coverack Way – An application was received for composite decking in the rear garden which followed the existing levels of the garden. The Board approved the application, Evolve to send a letter of conditional approval.
- 27/06/012 [] Holywell Drive – An application was received for Solar Panels. The Board approved the application, Evolve to send a letter of conditional approval.
- 27/06/013 [] Kelsey Head – An enquiry was received from the CWG regarding consent due to the presence of scaffolding. Evolve sent a letter to the Shareholder.
- 27/06/014 NP had circulated a draft guidance policy on the installation of EV charging units. The board agreed the draft and JS agreed to add it to the Posol website.

ESTATE REPAIRS & MAINTENANCE

- 27/06/015 [] Bryher Island – Further communication was sent to the Shareholder regarding running a business from home and the parking of multiple vehicles on POSOL land. POSOL requested further legal advice and were awaiting a response from the Council regarding the road adoption contract. The Council had not responded within the permitted 20 working days. The most recent letter expressed a reluctance to incur the cost of legal proceedings but warned that, without a prompt response, the matter would be referred to Posol's solicitor. The Board agreed to proceed with legal action.
- 27/06/016 Kelsey Head/Newlyn Way Parking – Regarding a single white line/or double yellow line by the junction area. The Council confirmed that there was a back log of requests, once they manage to advertise the works, notices will be posted in the area, in the News and on the Council website.

- 27/06/017 [] Coverack Way – A report was received of a vehicle parked by the waterside gate causing difficulties for access. The Shareholder advised this was not their vehicle. The area is currently clear and will be monitored.
- 27/06/018 Coverack Way – A report was received of a vehicle parked on the pavement and a vehicle parked near the junction. Letters were sent to Estate Maintenance to apply to the vehicle, the vehicle was still parked at the junction. A further letter to be applied to the windscreen.
- 27/06/019 [] Coverack Way – A further email was sent requesting an update for the arrangements for the removal of the vehicle. No further action as the vehicle had been removed.
- 27/06/020 Carbis Close – A report was received of a vehicle parked in front of a waterside gate. A letter and parking regulations were sent to Estate Maintenance to apply to the vehicle.
- 27/06/021 The metal work for the signage at the entrances on the estate were noted as rusty. The quote was approved and instruction was raised for repainting and washing the road signs. The completed works have significantly improved the appearance.
- 27/06/022 Cadgwith Place – A report was received of a vehicle obstructing the garage block area, a letter was sent to apply to the vehicle windscreen.
- 27/06/023 Tintagel Way – The registered keepers' details to be obtained for 2 overlength vehicles parked on Posol's land.
- 27/06/024 Newlyn Way – Following the incident involving a vehicle and the Police, Evolve have attempted to contact the vehicle's insurer to proceed with a claim for compensation to rectify the damage caused to the hedge line, however Evolve have not received a response. KM advised quotes will be obtained for the insurers.

GARDENING

The minutes of the Gardening Working Group meeting held on the 17 June were reviewed as follows:

- 27/06/025 [] Bryher Island – The quote was approved for the lawn replacement. The completed lawn was inspected during the recent walkaround and had been noted as a significant improvement.
- 27/06/026 [] Cadgwith Place – Works orders were raised for the rejuvenation and a colour enhancement. The works were Inspected and noted as a significant improvement.
- 27/06/027 [] Bryher Island – The Board agreed to remove the old shingle and replace with new on the narrow strip of ground, the work had been completed.
- 27/06/028 [] Tintagel Way – The GWG to request the gardening team to prune the tree in due course.

- 27/06/029 Dog Fouling – The gardening team reported an increase along Port Way and Lock View. Evolve requested additional signage from the Council on lamp posts and at ground level.
- 27/06/030 [] Newlyn Way – The Board reviewed the email correspondence and agreed to reinstate the gardening maintenance.
- 27/06/031 Gardening Contract – The Board formally agreed to the proposed termination clause for the contractor, Evolve to notify the contractor.

BERTHING

- 27/06/032 Berth [] – A report was received of an unstable pontoon. A Chartered Engineer was instructed to inspect the pontoon and provide a written report. The Board discussed the report and confirmed the go ahead to seek quotes for fitting anti-slip pads of different colours. The Chairman will prepare a notice for publication on the website and inclusion in the next newsletter.
- 27/06/033 Berth [] – A contractor was instructed to replace the rotten decking boards and damaged treads, the work had been completed.
- 27/06/034 Berth [] - A report was received of an unstable pontoon, a Chartered Engineer was instructed to inspect the pontoon and provide a written report. The Board discussed the report and confirmed the go ahead to seek quotes for fitting anti-slip pads
- 27/06/035 Berth [] Safety Ladder Replacement – The quote was approved for the 2 replacements. Evolve instructed the specialist company and is awaiting a date of attendance.
- 27/06/036 Berth [] Non-Compliant Boat Insurance – POSOL's solicitor recommended proceeding with the Section 146 Notice and review further action based on the Shareholder's response for the one non-compliant boat remaining. The Board agreed to proceed with forfeiture if the Shareholder did not respond.
- 27/06/037 13 Seriously Overdue Licences – Evolve sent correspondence to all affected Shareholders.
- 27/06/038 Waterside Gates – All gate locks have been serviced.
- 27/06/039 Waterside Gate [] – Debris was reported by the gardening team. An email to be sent to the berths in the area requesting removal.
- 27/06/040 Berth [] – A report of a leaning pontoon possibly caused by the hinge bracket, following the windy/rain. The specialist company attended to replace the bolt and to advise that it appeared a boat used the pontoon cleats for stopping. Evolve to send a letter to the Shareholder advising of the engineer's reported notes.