

POSOL RESIDENTS MANAGEMENT COMPANY LTD
MINUTES OF THE BOARD MEETING HELD AT THE SHORE HOUSE
29 August 2025

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

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

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

29/08/001 The minutes of the July meeting had previously been circulated, it was agreed that they represented an accurate record of the meeting.

FINANCE

29/08/002 The finance reports for expenditure to 31 July were circulated. Expenditure as at that date was £263,634.98 against a budget of £302,242.33. A refund of legal costs had been recovered in the month of just over £10,000 The Board discussed each debtor in detail, Evolve to continue to reduce the service charge debt.

COVENANTS

29/08/003 [] Newlyn Way – Evolve responded to both Shareholders regarding the Boards decision to decline the cladding proposal.

29/08/004 [] Kelsey Head – A formal application form was received for Solar panels, the letter of conditional was sent requesting the cased white cable tube wiring down the building to be painted to match the cream colour of the render.

29/08/005 [] Mullion Close – The EV Charging Unit is complete, a final inspection is required.

29/08/006 [] Mullion Close – The solar panel installation is complete, a final inspection is required.

29/08/007 [] Mullion Close – The car port gates installation is complete, a final inspection is required.

29/08/008 [] Bryher Island – The front garden area is complete, a final inspection is required.

29/08/009 [] Coverack Way – The loft conversion and Velux windows is complete, a final inspection is required.

- 29/08/010 [] Coverack Way – The Velux windows installation is complete, a final inspection is required.
- 29/08/011 [] Bryher Island – A formal application received for Solar panel and an EV unit installation, Evolve to send a letter of conditional approval and advise on the EV unit installation.
- 29/08/012 [] Newlyn Way – A formal application was received for glass fencing, patio and artificial grass. The Board approved, Evolve sent the letter of conditional approval.
- 29/08/013 [] Bryher Island – A report was received of alleged drying washing on view, Evolve sent an email to the Shareholders.
- 29/08/014 Fibre Optic Installation – The CWG to provide a guideline, if the installation was internal no consent was required, if an external installation an application would be required for POSOL consent. Evolve responded to the Shareholder.
- 29/08/015 [] Carne Place – Dimensions were received from the potential buyers for the proposed bike storage. The CWG deemed the proposal as a temporary installation and agreed to the storage facility, Evolve to respond to the letting agent.
- 29/08/016 [] Carne Place – A report was received of a flagpole in the rear garden. The Board advised this was a neighbourly dispute and not a POSOL matter. Evolve to notify the Shareholder.
- 29/08/017 [] Carne Place – The revised plans were submitted for a loft conversion. The Board agreed with the revision, Evolve to send a letter of conditional approval.
- 29/08/018 [] Bryher Island – A formal application was received for an addition of a pathway at the property. The Board agreed, Evolve to send a letter of conditional approval.

ESTATE REPAIRS & MAINTENANCE

- 29/08/019 Kelsey Head/Newlyn Way Parking – The Council were eager to start progressing with the consultation once the issue had been resolved at Cabinet level.
- 29/08/020 Kelsey Head Garage Block - Evolve notified the Shareholder with regards to a parked van which was deemed a possible security risk to the adjacent properties It was reported that the van had now moved away from the area of concern.
- 29/08/021 Tintagel Way – An oversized commercial vehicle was parked on POSOL land, Evolve notified the Shareholder requesting removal.
- 29/08/022 [] Cadgwith Place Parking – Evolve advised the Shareholder with regards to a trespass on their land.
- 29/08/023 [] Cadgwith Place – A report received of an uneven drain cover on the pavement, Evolve reported to Highways.
- 29/08/024 Waterside Gate 5 – A report was received of a broken pillar, Evolve reported to Highways.

- 29/08/025 Carbis Close – A damaged lamp post was reported to Highways.
- 29/08/026 Entrance to Carne Place – A report of an uneven area, Evolve to request the gardening team to resolve the issue.
- 29/08/027 Oyster Quay Management could not provide a timescale or strategic plan for the gate/Cotag upgrade, POSOL await notification in due course.

GARDENING

The minutes of the Gardening Working Group meeting held on Tuesday 5 August were reviewed as follows:

- 29/08/028 Coverack Way – Further email communication was sent to Shareholders advising of the start date at the end of August/beginning of September and a request to assist with watering the new planting.
- 29/08/029 [] Newlyn Way – The tree was noted as dying, Evolve to request the gardening team to remove the Rowan Tree and notify the Shareholder. The area to be referred to the GWG on the walkabout in September.
- 29/08/030 Kelsey Head – The shrub in front of the signage will be moved behind the road sign in due course.
- 29/08/031 [] Tintagel Way – The front boundary hedge was reviewed, the gardening team to trim, tidy and to reduce the height to below the balcony level.
- 29/08/032 Coverack Way Entrance – A works instruction was raised for additional shingle to cover the visible membrane.

BERTHING

- 29/08/033 A meeting was held with Premier Marinas on Tuesday 5 August to discuss non-compliant boats; a further meeting to be held in 6 months' time.
- 29/08/034 Berth [] – The Board discussed the report at length and decided further investigation is required. The Board discussed the quote and requested a discount, Evolve to action.
- 29/08/035 Berth [] – New labels to be fitted to the pontoon.
- 29/08/036 Berth [] Safety Ladder Replacement – The work was completed, Shareholders and Marina Life Homes were notified in advance.
- 29/08/037 Berth [] – There was one remaining seriously overdue licence and insurance. Evolve sent an email and letter to the Shareholder allowing 7 days to respond with the required information before referring to POSOL's solicitor.
- 29/08/038 Expired Boat Insurance – Multiple Shareholders were notified of their expired boat insurance, 15 remain outstanding. Evolve to continue with the current list and an article to appear in the Autumn newsletter requesting the returned signed insurance

declaration form. POSOL cannot accept an insurance certificate. Shareholders receive three reminders to return the completed signed insurance form, if Evolve have not received the signed POSOL form after the third reminder Shareholders will be referred to solicitors and the Board agreed that the Shareholder would be liable for all the legal costs.

- 29/08/039 Berth [] – Evolve received a report and photographs of a leaning pontoon near the hinge. The specialist company attended and carried out a repair.
- 29/08/040 Decking Inspection for all Pontoons – A survey and a report was instructed. The report will be reviewed with quotes for the repair, works orders to be raised once approved.
- 29/08/041 Waterside Gate [] – Correspondence was sent to the nearest Berth Shareholder requesting removal of the plastic chairs.
- 29/08/042 Waterside Gate [] – Correspondence was sent to the Shareholder of the house advising of the discarded debris.
- 29/08/043 A boat inspection to be carried out, the date to be confirmed.