

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

Present: Julian Shaw (JS), Chairman  
Ian Currie (IC), Secretary  
Mark Abrams (MA)  
David Wilson (DW0)  
Mabel Derry-Collins (MDC)  
Nigel Padbury (NP)  
Reg Sillence (RGS)

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

31/07/001 The minutes of the June meeting had previously been circulated, it was agreed that subject to a minor amendment they represented an accurate record of the meeting.

**FINANCE**

31/07/002 The finance reports for expenditure to 30 June were circulated. Expenditure as at that date was £250,970.72 against a budget of £273,132.00. The Board discussed each debtor in detail, Evolve to continue to reduce the service charge debt.

**COVENANTS**

31/07/003 [] Newlyn Way –The car port conversions guidelines were formally approved by the Board to be added to the POSOL website.

31/07/004 [] Mullion Close – The Board approved the installation of the EV Charging Unit, Evolve sent a letter of conditional approval.

31/07/005 [] Newlyn Way – The Board approved the installation of the EV Charging Unit, Evolve sent a letter of conditional approval.

31/07/006 [] Bryher Island – An application was received for the installation of an EV Charging Unit, the Shareholder confirmed that the charging unit was installed inside the car port. The Board approved the application and as the installation was on the inside of the car port POSOL consent was not required.

31/07/007 [] 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 sent a letter of conditional approval.

31/07/008 [] Coverack Way – The Notice of Transfer was received, 3 final letters of consent were sent to the Shareholder.

31/07/009 [] Holywell Drive – An application was received for Solar Panels. The Board approved the application, Evolve sent a letter of conditional approval.

- 31/07/010 [] Kelsey Head –A formal application form was received for Solar panels, the Board approved, Evolve to send the letter of conditional approval.
- 31/07/011 [] Mullion Close – EV Charging Unit completed, final inspection required.
- 31/07/012 [] Mullion Close – Solar panel installation completed, final inspection required.
- 31/07/013 [] Carne Place – A request from a prospective buyer to install a bike store at the front of the property, dimensions and exact location pending.
- 31/07/014 Bryher Island Garage paint Colour - The Shareholder confirmed the paint colour on the POSOL website no longer exists. Evolve advised the Shareholder of an alternative colour, the CWG to update the POSOL website with the Pantone, RAL & RGB number.
- 31/07/015 [] Carne Place – A formal request and plans were sent for a loft conversion. The Board declined the proposal, Evolve to respond to the Shareholder.
- 31/07/016 [] Bryher Island – A formal application for Solar panel and an EV unit installation, the CWG to review and advise.
- 31/07/017 [] Newlyn Way – A formal application was received for glass fencing, patio and artificial grass. The Board approved, Evolve to send the letter of conditional approval.

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

- 31/07/018 Kelsey Head/Newlyn Way Parking – Regarding double yellow lines by the junction area. The Council cannot proceed at present as there is an issue at Cabinet level, in due course they will proceed and notices will appear on the lamp posts as part of the 21 days consultation period.
- 31/07/019 Kelsey Head Garage Block – A report was received of a van which could be deemed a security risk to the adjacent properties. The Board suggested that the Shareholder to contact the neighbour.
- 31/07/020 Tintagel Way – The registered keepers’ details to be obtained for 2 overlength vehicles, the DVLA applications were submitted.
- 31/07/021 Tintagel Way – A suggestion of signage to be installed ‘residents only’ as concerns were raised of increased parking of commercial vehicles at the weekend. The Board declined the additional signage as believed some of the owners were residents. Shareholders to report the commercial vehicles to Evolve.
- 31/07/022 Newlyn Way – Following the incident involving a vehicle and the Police. Evolve have attempted to contact the vehicle’s insurance to proceed with a claim for compensation to rectify the damage caused to the hedge line, no response received. The Police did not have alternative contact details, a further email was sent with a quote to rectify the damage.
- 31/07/023 [] Cadgwith Place – A report was received regarding vehicles belonging to a remote boat owner parking on their drive, previously a cracked drain was reported that was repaired by Southern Water. The occupant suggested POSOL resolve this matter due

to the previous damage. The Board advised for the occupant to report this matter to Highways or the Police due to the trespass on their land.

31/07/024 Coverack Way – A suggestion of a 'Strictly No Parking' sign to be applied to the waterside gates 15 & 16 due to vehicles blocking the access to the waterside. Evolve to investigate the current signage and proceed with additional signage if required.

31/07/025 Oyster Quay Management confirmed that the current Cotags will be eventually disabled, an update will follow in due course.

#### **GARDENING**

31/07/026 Coverack Way – 11 works orders were raised for all agreed rejuvenation and colour enhancements, Evolve to send further email communication to Shareholders advising of the start date and to water the new planting.

31/07/027 [] Newlyn Way – Evolve responded to the Shareholder to advise of the reinstatement of the gardening maintenance.

31/07/028 Gardening Contract – The Board formally agreed with the termination clause for the contractor's contract, Evolve notified the contractor.

31/07/029 [] Tintagel Way – The front boundary hedge to be reviewed in the August GWG walkabout.

31/07/030 Kelsey Head – The shrub in front of the signage to be moved to behind the sign in due course.

#### **BERTHING**

31/07/031 Berth [] – The Board discussed the report at length and decided further investigation is required, Evolve to arrange for 2 engineers to view the pontoon.

31/07/033 Berth [] Safety Ladder Replacements – To be carried out Monday 4 August. The Shareholders and Marina Life Homes were notified.

31/07/034 1 Seriously Overdue Licence – Evolve sent correspondence to all affected Shareholders 23 June and 21 July requesting a response by 30/07. The BWG to advise if the boat remains on the berth before a further letter is sent.

31/07/035 Waterside Gate [] – Debris reported by the gardening team, an email sent to all Berth Shareholders in the area requesting removal.

31/07/036 Berth [] – A report received of a leaning pontoon allegedly caused by the hinge bracket. This issue was resolved, Evolve notified the Shareholder of engineer's comments.

31/07/037 Berth [] – A Shareholder has requested a further 2 gate keys, this was not permitted as this was not remote berth. The Shareholder has appealed as he is in possession of a key. The Board declined the appeal and suggested that one key was sufficient.

- 31/07/038 Berth [] – The beam measurements are identified on the database, for all splayed berths. The maximum beam for boats in these locations will be considered when POSOL receive the proposed registration form.
- 31/07/039 Decking Inspection – The Board agreed for a survey to be carried out on all decking on pontoons, and for the replacement of decking boards at the same time. The report to contain photographs of before and after completion of work. DW will accompany the contractor.

**ANY OTHER BUISNESS**

- 31/07/040 Fibre Optic Installation - A Shareholder enquired about the installation which involves a small box to be installed on the fascia of the house. The Board believed that the NTL tubing appears inside the car port, the CWG to provide a guideline, if internal wiring and a box inside the car port no consent was required, if external, an application would be required for POSOL consent.