

POSOL RESIDENTS MANAGEMENT COMPANY LTD
MINUTES OF THE BOARD MEETING HELD AT THE LYSSES HOTEL
24 October 2025

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

Apologies: Julian Shaw (JS), Chairman

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

24/10/001 The minutes of the September meeting had previously been circulated, it was agreed that they represented an accurate record of the meeting.

FINANCE

24/10/002 The finance reports for expenditure to 30 September were circulated. Expenditure as at that date was £318,054 against a budget of £356,503.00. The Board discussed each debtor in detail, Evolve to continue to reduce the service charge debt.

COVENANTS

24/10/003 [] Mullion Close – EV Charging Unit complete, final inspection received, Evolve to send a final letter of consent.

24/10/004 [] Mullion Close – Solar panel installation complete, final inspection received, Evolve to send a final letter of consent.

24/10/005 [] Mullion Close – Car Port Gates installation complete, final inspection received, Evolve to send a final letter of consent.

24/10/006 [] Bryher Island – The front garden area complete, final inspection received, Evolve to send a final letter of consent.

24/10/007 [] Coverack Way – Loft conversion and Velux windows complete, final inspection received, Evolve to send a final letter of consent.

24/10/008 [] Coverack Way – Velux windows complete, final inspection received, Evolve to send a final letter of consent.

24/10/009 [] Bryher Island – Solar panel installation complete, final inspection required.

24/10/010 [] Carne Place – Lean to conservatory, final inspection received, Evolve to send a final letter of consent.

- 24/10/011 [] Bryher Island – Pathway to the left of the property, final inspection received, Evolve to send a final letter of consent.
- 24/10/012 [] Carne Place – Missing balcony glass, this matter will be referred to solicitors if no response has been received by 16 November.
- 24/10/013 [] Cadgwith Place – A report was received from a Shareholder regarding a possible HMO, Evolve notified the letting agent. Two people occupy the property so there is no breach of Covenant.
- 24/10/014 [] Newlyn Way –The Shareholder to confirm which side of the house for the proposed Juliet balcony and to supply an image or a photograph of a house that has previously had the change.
- 24/10/015 [] Newlyn Way – The Shareholder to confirm which side of the house for the proposed Juliet balcony and to supply an image or a photograph of a house that has previously had the change.
- 24/10/016 [] Newlyn Way – Application received for a change of balcony, change of windows, under balcony extension and car port modification and addition of car port gates. Approval subject to Notice of Transfer. Pending final approval from the CWG.
- 24/10/017 [] Newlyn Way – A letter of conditional approval was sent for the Solar panel installation.
- 24/10/018 [] Carne Place – An application was received for an upgrade of the conservatory. The Board agreed to send a letter of conditional approval.
- 24/10/019 [] Mullion Close – An application was received for a balcony alteration. This proposal was rejected due to the clear glass, Evolve to advise the Shareholder of the required tinted glass and refer to the POSOL website.
- 24/10/020 [] Kelsey Head – An application received for a change of balcony, the Board agreed to send a revised letter of conditional approval.
- 24/10/021 [] Newlyn Way – An application was received for a car port modification, the Board declined the proposal due to the window size, Evolve to advise the Shareholder to submit revised plans to position a higher thin rectangle window or a thin vertical window by the front door and to provide dimensions for consideration.

ESTATE REPAIRS & MAINTENANCE

- 24/10/022 Coverack Way – The additional signage and wording was applied to the Waterside to deter vehicles blocking the access.
- 24/10/023 Waterside Gate [] – Evolve wrote to the Berth Shareholders requesting the discarded items be removed.
- 24/10/024 Coverack Way – Two reports were received of rodents coming from Oyster Quay. The Board confirmed that this was not their responsibility. Evolve to notify both Shareholders.

BERTHING

- 24/10/025 Berth [] – A purchase order was raised for the two replacement pontoons and Shareholders were notified of replacement, start date pending for the notification of boat removal, Evolve notified Premier Marinas of the forthcoming replacement. Marina Life Homes to notify when the date is confirmed.
- 24/10/026 Berth [] - The Shareholder to claim on their own insurance for the damage to the Versadock, Evolve to email the Shareholder.
- 24/10/027 The BWG will carry out a survey to assess each pontoon to create a phased plan for the pontoon replacements in priority order.
- 24/10/028 Berth [] – A letter was sent to the alternative address regarding no insurance or licence forms submitted, no response received. To refer the Shareholder to POSOL's solicitor.
- 24/10/029 Overdue Insurances –Shareholders to be referred to POSOL's solicitor for failure to provide the signed insurance form.
- 24/10/030 Decking Inspection Survey – A purchase order was raised for half of the work to be carried out before the end of March 2026. A further purchase order to follow for the remaining half to be completed after March 2026.
- 24/10/031 Licence Forms – Subject to a minor amendment the Board agreed to ensure the revised licence form is mandatory and will be uploaded to the POSOL website in due course.
- 24/10/032 Unregistered boats – Following the recent boat survey 15 Shareholders were notified of the unidentified vessel on their berth, responses pending and laminated notices to be attached to non-compliant boats.