

POSOL RESIDENTS MANAGEMENT COMPANY LTD
MINUTES OF THE BOARD MEETING HELD AT THE LYSSES HOTEL
21 November 2025

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

Apologies: Mark Abrams (MA)

In Attendance: Lisa Kennard (LK) Property Management Assistant Evolve
Sally Reynolds (SR) Property Management Assistant Evolve

21/11/001 The minutes of the October meeting had previously been circulated; it was agreed that they represented an accurate record of the meeting.

FINANCE

21/11/002 The finance reports for expenditure to 31 October were circulated. Expenditure as at that date was £438,955.32 against a budget of £473,053.33. The Board discussed each debtor in detail, Evolve to continue to reduce the service charge debt.

COVENANTS

21/11/003 Mullion Close – EV Charging Unit complete, final letter of consent sent.
21/11/004 Mullion Close – Solar panel installation complete, final letter of consent sent.
21/11/005 Mullion Close – Car Port Gates installation complete, final letter of consent sent.
21/11/006 Bryher Island – The front garden area complete, final letter of consent sent.
21/11/007 Coverack Way – Loft conversion and Velux windows complete, final letter of consent sent.
21/11/008 Coverack Way – Velux windows complete, final letter of consent sent.
21/11/009 Carne Place – Lean to conservatory, final letter of consent sent.
21/11/010 Bryher Island – Pathway to the left of the property, final letter of consent sent.
21/11/011 Bryher Island – Solar panel installation complete, final inspection required.
21/11/012 Newlyn Way – Confirmed completion of the Solar panel update, final inspection required.

21/11/013 [] Newlyn Way – Application received for a Juliet balcony and change of windows/sliding door, the letter of conditional approval was sent.

21/11/014 [] Newlyn Way – Application received for change of windows/sliding door, Juliet balcony and Solar panels, a letter of conditional approval sent.

21/11/015 [] 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. The Board requested a high-resolution drawing from the architect, pending the CWG approval Evolve will send the letter of conditional approval.

21/11/016 [] Carne Place – An application was received for an upgrade of the conservatory. Evolve sent a letter of conditional approval.

21/11/017 [] Mullion Close – An application was received for a balcony alteration. This proposal was rejected due to the clear glass. The Shareholder proposed the use of smoked glass and referred to Millboard as an alternative to wood. The CWG agreed so long as the visual appearance remains the same. Evolve to send a letter of conditional approval.

21/11/018 [] Kelsey Head – An application received for a change of balcony, the revised letter of conditional approval was sent.

21/11/019 [] Newlyn Way – An application was received of a car port modification, the Board declined the proposal due to the window size, Evolve advised the Shareholder to submit revised plans to position a higher thin rectangle window or a thin vertical by the front door and to provide dimensions for consideration. Evolve confirmed no response has been received.

21/11/020 [] Sennen Place – The building work does not reflect the original plans submitted. LK to send a letter advising that revised plans are required. The CWG confirmed they are satisfied with the work as built, but because the paperwork does not reflect the current structure, an application for retrospective approval must be submitted.

21/11/021 [] Coverack Way – An application received for the installation of an EV Charging Unit. The Board agreed to send a letter of conditional approval.

21/11/021 [] Carne Place – An application received for sliding patio doors (4m) on first floor. The Board agreed to send a letter of conditional approval.

21/11/022 [] Newlyn Way – An application for solar panels was submitted and unanimously approved by the Board. A letter of conditional approval will be issued.

21/11/023 [] Bryher Island – An application received for a balcony replacement. The balcony replacement includes extending the balcony outward by approximately 400mm to align with neighbouring properties. The Board noted this will increase the existing stagger and may affect the neighbouring view. A notification letter should be sent to the neighbouring property in Bryher Island and 28 days must elapse before a letter of conditional approval can be provided.

21/11/024 [] Bryher Island – An application received to remove 1 Velux window at the rear and replace with 3. The board agreed to send a letter of conditional approval.

ESTATE REPAIRS & MAINTENANCE

21/11/025 Coverack Way –The Board confirmed that the rodents were coming from Oyster Quay, and this was not POSOL's responsibility. Evolve notified both Shareholders. LK had been in contact with Oyster Quay who confirmed they had problems with their food waste bins but have since reconfigured the area. Their pest control team and estate manager are taking ongoing action to mitigate the issue.

21/11/026 Cadgwith Place – Abandoned vehicle reported to Highways, Sorn with no MOT, response received the vehicle is on POSOL land, letter sent to Estate Maintenance requesting removal by a set date otherwise Boarhunt Garages will be instructed

21/11/027 Waterside Gate [] – Arrangements made with DW to remove discarded items.

21/11/028 Bryher Island – A report was received of a Campervan on POSOL land, a letter and parking regulations sent to Estate Maintenance. The next steps are to Identify the owner of the vehicle, place a notice and, if necessary, escalate to the DVLA.

21/11/029 Mullion Close – Works order raised to clear the drain gullies in front of the garage block. The Board declined to replace the entire gully by the garage block as this is not within POSOL's remit as this is the Shareholder's responsibility.

21/11/030 Mullion Close – A suggestion of double yellow lines on adopted highway, passed to Estate Maintenance to submit an application.

21/11/031 MDC enquired about the works being carried out in Newlyn Way by Southern Water. LK advised the work included tankering and sewerage pipe work to prevent pollution.

21/11/032 [] Carne Place – A vehicle previously owned left an oil patch in the parking bay. Evolve to raise a works order for removal.

GARDENING

21/11/033 [] Carne Place – A report of tall trees on Port Way, the Shareholder requested trimming the height. The GWG will inspect the trees on their next walkabout.

21/11/034 [] Carbis Close - Quote received to remove 3 x large boulders to upcycle to be reviewed on the next walkabout.

21/11/035 Write out to 3 Shareholders in Bryher Island and Coverack Way to advise of the rejuvenation before March 2026.

21/11/036 Mullion Close – The request for the removal of the pine tree was rejected.

BERTHING

21/11/037 Berth [] – LK contacted the Shareholder regarding claiming on their own insurance for damage to the Versa dock.

21/11/038 Overdue Insurances –Shareholders referred to POSOL's solicitor for failure to provide the signed insurance form. Each month a report will be produced for seriously overdue insurance forms which will be sent to POSOL's solicitor.

21/11/039 7 Unregistered boats – Laminated signs provided to apply to non-compliant boats.

21/11/040 Berth [] –The Shareholder was advised to claim on their boat insurance.

LEGAL

21/11/041 The Board discussed ongoing parking problems relating to the existing parking restrictions on adopted roads. The Chairman had been attempting to engage with the Council for clarification on the terms of the adoption papers; despite repeated efforts over the last nine months, the Council had not provided a response. NP attended a meeting at which he spoke with the local MP. The MP has since become involved and has applied pressure on the Council to address the matter. Last week, the Chairman finally received a copy of the adoption papers relevant to Port Solent, which have now been passed to the solicitor for review.