

POSOL RESIDENTS MANAGEMENT COMPANY LTD
MINUTES OF THE BOARD MEETING HELD AT THE LYSSES HOTEL
30 January 2026

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

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

30/01/001 The minutes of the November 2025 meeting had previously been circulated; it was agreed that they represented an accurate record of the meeting.

30/01/002 The 2025 AGM minutes were circulated and were approved by the Board.

FINANCE

30/01/003 The finance reports for expenditure to 31 December 2025 were circulated. Expenditure as at that date was £479,992.71 against a budget of £522,493.33. The Board discussed each debtor in detail; Evolve to evaluate the debtors list and continue to reduce the service charge debt.

The Secretary had circulated the proposed audit fee for next year. Due to the need for more compliance work and the unexpected additional workload required to deal with queries on the managing agents' accounting output, the audit fee has been increased to £9000 plus vat. Whilst the board noted that this was a significant increase, they understood the reasons therefor and agreed the fee as proposed.

COVENANTS

30/01/004 Final inspections required from the CWG for 7 properties.

30/01/005 [] Bryher Island – The final inspection form was received, Evolve to send the final letter of consent.

30/01/006 [] Bryher Island – A proposal was received to cover the rear of the property with paving slabs, this would be the same height as the existing gravel. The paving would be slightly lower than the neighbour's decking. The CWG to review the proposal.

30/01/007 [] Carne Place – Following a response from the Shareholder the Board agreed to extend the period of time to rectify the balcony. If the work was not completed by the 1 May the Shareholder will be referred to POSOL's solicitor. Evolve to notify the Shareholder.

- 30/01/008 [] Newlyn Way – An application was received for a change of balcony, change of windows, under balcony extension, car port modification and addition of car port gates. Evolve are waiting the final approval from the CWG before sending the letter of conditional approval.
- 30/01/009 [] Mullion Close –The Shareholder proposed the use of smoked glass and referred to Millboard as an alternative to wood. Evolve requested a revised application form, Evolve to send a letter of conditional approval once received.
- 30/01/010 [] Coverack Way – LK responded to the Shareholder with regards to the flagged property, no further correspondence.
- 30/01/011 [] Coverack Way – An appeal was received regarding the flagged property. POSOL did not receive a formal application from the previous owners and POSOL did not grant consent. The Board advised the Shareholder to take this matter up with the previous owners as the external change of appearance was not declared at the time of the house sale. Evolve to notify the Shareholder.
- 30/01/012 [] Sennen Place – A revised application form and plans were received. The CWG will review the plans and complete a final inspection.
- 30/01/013 [] Nelwyn Way – The Shareholder decided not to install a window in the car port conversion, Evolve are waiting for a revised drawing and application form.
- 30/01/014 [] Sennen Place – Retrospective consent was granted for a car port conversion, the CWG to carry out a final inspection. A final inspection required for bi-fold windows and a Juliet balcony at the property. Once approved a final consent letter will be sent to the Shareholder.
- 30/01/015 [] Bryher Island – An application received to remove 1 Velux window at the rear of the property and replace with 3 Velux windows. The Board agreed, Evolve sent a letter of conditional approval.
- 30/01/016 [] Coverack Way – An application was received for the installation of an EV Charging Unit. The Board agreed, Evolve sent a letter of conditional approval.
- 30/01/017 [] Carne Place – An application was received for sliding patio doors (4m) on the first floor. The Board agreed, Evolve sent a letter of conditional approval.
- 30/01/018 [] Newlyn Way – An application for Solar panels was submitted and approved by the Board. Evolve sent a letter of conditional approval.
- 30/01/019 [] Bryher Island – A notification letter was sent to the neighbouring property for the proposed balcony extension. The neighbour sent a comment of no objection in principle. Evolve to send a letter of conditional approval.
- 30/01/020 [] Bryher Island – An application was received for a balcony extension to match the neighbour, Evolve to send a letter of conditional approval.
- 30/01/021 [] Carne Place – An application was submitted for the addition of 2 Solar panels to the garage roof which will be South-West facing. The Board approved, Evolve to send a letter of conditional approval.

30/01/022 [] Carbis Close – An application was received for a fence at the rear waterside garden to improve the safety of children as per the neighbouring fence. Evolve to send a letter of conditional approval.

ESTATE REPAIRS & MAINTENANCE

30/01/023 [] Bryher Island - Regarding a parking breach on POSOL land, the vehicle owner responded advising they will look for alternative parking.

30/01/024 Oyster Quay Management Ltd – Evolve are in communication with the Managing Agent regarding a proposed date for the gate upgrade. New fobs will be posted to Shareholders that have previously purchased a Cotag(s) once POSOL have a confirmed date and taken delivery of the new fobs.

30/01/025 Health and Safety Risk Assessment – A second quote was presented to the Board. IC requested DW to review the quote and report back to the Board in February.

30/01/026 Kelsey Head/Newlyn Way Junction - The Council advised the proposal had not been advertised, they are aiming to include this in the next Various Roads Order.

GARDENING

30/01/027 The GWG meeting walkabout was held 25 November to review future works for 2026/2027.

30/01/028 [] Carne Place –The Shareholder was advised that any overhanging trees on their property could be trimmed as a private arrangement.

30/01/029 [] Carbis Close - The Shareholder was advised to make a private arrangement for the removal of the large boulders.

30/01/030 [] Bryher Island, [] Coverack Way were notified of the rejuvenation for March 2026. The plant specification will be similar planting to Coverack Way.

30/01/031 Landscaping Budget Meeting – KM, LK and MDC discussed all quoted future works. The quotes were circulated to the Board for consideration for the 2026/2027 budget.

BERTHING

30/01/032 [] Unregistered Boat – One unidentified boat remains on the berth. MDC to confirm if the boat is present. Evolve to write a final letter to the Shareholder advising that POSOL will take legal action and refer this matter to their solicitor which may result in forfeiture of the berth lease.

30/01/033 Uninsured Boat [] – The Shareholder’s representative is required to counter sign the form to resolve this outstanding matter with POSOL’s solicitor.

30/01/034 Berth [] - A Shareholder was concerned about the recent repair. The contractor returned to site to investigate. It was decided a boat would be required to remove and replace the horizontal strip of wood. The Board noted that this would be extremely costly and involve the entire decking to be removed. The Board’s decision was to cap the splintered wood with 10mm of hard wood bevelled at the top to match the existing damaged timber, along the full length of the pontoon and the ramp using rebated screws. Evolve to instruct the contractor to undertake the work and notify the Shareholder.