

POSOL RESIDENTS MANAGEMENT COMPANY LTD
MINUTES OF THE BOARD MEETING HELD AT THE LYSSES HOTEL
27 February 2026

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

Apologies: Julian Shaw (JS), Chairman

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

Apologies were received from JS The Chairman. In his absence IC took the Chair for the meeting and the Board extended their best wishes to JS or a full and speedy recovery.

27/02/001 The minutes of the January meeting had previously been circulated; it was agreed that they represented an accurate record of the meeting.

MATTERS ARISING

27/02/002 Health and Safety Assessment – Following a discussion with the insurance brokers, IC advised that there was no requirement to proceed with an assessment. The Board emphasised that the Statement of Fact must be completed accurately each year. LK requested IC to email Lizzy Ellis to confirm that the Board would not be proceeding with the assessment.

FINANCE

27/02/003 The finance reports for expenditure to 31 January were circulated. Expenditure as at that date was £506,384.15 against a budget of £546,202.00 The Board discussed each debtor in detail and Evolve to continue to reduce the service charge debt.

BUDGET

27/02/004 IC confirmed that the draft budget for 2026/2027 had been reviewed in detail with the Chairman and minor amendments were made. IC formally proposed that the 2026/2027 budget as now circulated to the board be adopted. The Board unanimously approved the budget.

COVENANTS

27/02/005 Eight final inspection forms pending from the CWG. NP agreed to arrange for their completion as soon as possible.

27/02/006 [] Bryher Island – The CWG agreed to the rear garden design, LK informed the Shareholder.

- 27/02/007 [] Bryher Island – Evolve sent the final letter of consent.
- 27/02/008 [] Carne Place – Following a response from the Shareholder, the Board agreed to extend the time deadline for the balcony to be rectified. It was confirmed that if the works were not completed by 1st May the Shareholder will be referred to POSOL's solicitor. LK sent a letter and email to the Shareholder. A member of the CWG to inspect the balcony at the end of April.
- 27/02/009 [] 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. Awaiting final approval from the CWG before sending the letter of conditional approval. NP confirmed he would review the application.
- 27/02/010 [] Coverack Way – An appeal was received regarding the flagged property. POSOL did not receive a formal application from the previous owners, 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. Evolve notified the Shareholder.
- 27/02/011 [] Sennen Place – A revised application form and plans were received. The CWG will review the plans and advise of a final inspection.
- 27/02/012 [] 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. It was noted that the letting agent is liaising with LK for the outstanding final inspections.
- 27/02/013 [] 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 sent a letter of conditional approval.
- 27/02/014 [] Bryher Island – An application was received for a balcony extension to match the neighbour. Evolve sent a letter of conditional approval.
- 27/02/015 [] Carne Place – The addition of 2 South-West facing Solar panels to the garage, Evolve sent a letter of conditional approval.
- 27/02/016 [] Carbis Close – An application was received for a fence at the rear waterside garden to improve the safety of children as per the neighbour's fence. Evolve sent a letter of conditional approval.
- 27/02/017 [] Carbis Close – A request for an extension of time as expiry March 2026 for a car port modification and the reduction of the external flower bed for parking. The Board considered the request and agreed to grant an extension of time for a further twelve months. Evolve to confirm the 12-month extension to the Shareholder.
- 27/02/018 [] Carne Place – An enquiry to install car port gates to include a gate as per the neighbouring property. The Board approved the application. Evolve to send a letter of conditional approval.
- 27/02/019 [] Bryher Island – Solar panel application for 16 panels. The Board approved the application. Evolve to send a letter of conditional approval.

ESTATE REPAIRS & MAINTENANCE

- 27/02/020 Oyster Quay Management Ltd (OQML) – The date for the gate upgrade is pending. LK requested that OQML supply 433 new fobs free of charge for Shareholders. The Chairman's letter was sent to OQML 09/02 regarding the recovery of distribution costs, no response has been received to date. The Board had set out its position to OQML: the costs involved for the reissue of new fobs are not to be paid for by the Posol Shareholders. This matter is on hold until a response is received from OQML.
- 27/02/021 Berth [] – A report received of no water supply to 3 waterside taps. Evolve reported the fault to Portsmouth Water; an engineer attended and resolved the issue.
- 27/02/022 Tintagel Way – A fence panel at Tintagel Way requires repair. NP has been made aware of the issue. LK will refer the matter to Estate Maintenance to inspect the fence and provide recommendations.
- 27/02/023 Tintagel Way to Mullion Close – The area around the drain cover had developed cracks and posed a potential trip hazard. The repair was instructed and had been completed.
- 27/02/024 Coverack Way – Dangerous parking on the pavement near the junction. The issue had been reported directly to the DPD depot. Additional photographs will be taken if the issue persists.

GARDENING

The GWG walkabout was held on 17 February and the following items noted below:

- 27/02/025 Evolve wrote out to all Shareholders whose front gardens will be having a colour enhancement/rejuvenation in April/May.
- 27/02/026 Three work orders are pending, to be raised for invoicing and payment before 31/03/2026, subject to the Shareholders' approval.
- 27/02/027 [] Bryher Island – The Shareholder declined the colour enhancement; this affects the neighbouring properties either side. The boundary will be checked with Land Registry. The Board discussed proceeding with the work on the neighbours' sides only if possible, ensuring neighbouring Shareholder are agreeable to the plan and to make it clear to the Shareholder who declined the enhancement that it will be their responsibility to maintain their side of the planter not POSOL's.
- 27/02/028 [] Bryher Island – Evolve are liaising with the Shareholder regarding the garden to maintain a windbreak.

BERTHING

- 27/02/029 [] The unregistered boat has now been removed from the berth. No further action is required.
- 27/02/030 Uninsured Boat [] – The Shareholder's form has been countersigned, and the berthing records have been updated accordingly.
- 27/02/031 Berthing Database – The current service provider has announced that it will no longer support our database. It proposes that a new software support company will

take over immediately. A meeting has been arranged to meet the new company on Friday 6 March.

27/02/032 Pontoon Plaques – Evolve to make arrangements to have new numbered plaques at each end of the identified pontoons.

SECURITY

27/02/033 The Board noted reports of individuals riding motorbikes on the field. If further reports are received, residents will be advised to contact the police directly.

COMMUNICATIONS

27/02/034 Spring Newsletter – The Board noted that information needs to be provided to RGS as soon as possible in order for the Spring Newsletter to be compiled and printed in time to send with the April service charge invoices.