

POSOL RESIDENTS MANAGEMENT COMPANY LTD
MINUTES OF THE BOARD MEETING HELD AT THE LYSSES HOTEL
24 April 2026

Present: Julian Shaw (JS), Chairman
Mabel Derry-Collins (MDC)
Nigel Padbury (NP)
Reg Sillence (RGS)
Mark Abrams (MA)
Mark Sephton (MS)
Mike Routh (MR)

Apologies: Ian Currie (IC), Secretary

In Attendance: Lizzy Ellis (LE) Property Management Team Leader Evolve
Lisa Kennard (LK) Property Management Assistant Evolve

24/04/001 The minutes of the March meeting had previously been circulated, it was agreed that they represented an accurate record of the meeting.

FINANCE

24/04/002 The finance reports for expenditure to 31 March were circulated. Expenditure as at that date was £557,647.60 against a budget of £594,429.00. The Board discussed each debtor in detail. Evolve to restart the process of credit control to significantly reduce the service charge debt and investigate the brought forward balances from First Port.

COVENANTS

24/04/003 [] Newlyn Way – A final letter of consent was sent to the Shareholder.

24/04/004 [] Sennen Place – A final letter of consent was sent to the Shareholder.

24/04/005 [] Sennen Place – Two final letters of consent were sent to the Shareholder.

24/04/006 [] Newlyn Way – A final letter of consent was sent to the Shareholder.

24/04/007 [] Bryher Island – A final letter of consent was sent to the Shareholder.

24/04/008 [] Newlyn Way – A letter of conditional approval was sent to the Shareholder. The Shareholder confirmed as there was no window in the car port and all work was carried out behind the gates this was not an external change of appearance. NP advised behind the glazing was a permanent change and the gates are temporary, therefore a final inspection form was sent to the CWG for approval, once approved Evolve will send a final letter of consent.

24/04/009 [] Newlyn Way – A letter of conditional approval was sent to the Shareholder for the under-balcony extension, car port infill and for the change of windows.

- 24/04/010 [] Sennen Place – A letter of conditional approval was sent subject to the inclusion of the appropriate rodent protection/mesh around the decking.
- 24/04/011 [] Carbis Close – A final inspection form pending from the CWG.
- 24/04/012 [] Carne Place – A response was received, the Board agreed for Evolve to send a final letter confirming the start date and quotes for the work. The confirmed proposed work will be monitored before referring to solicitors.
- 24/04/013 [] Nelwyn Way – An application form was submitted for a Solar panel installation. The Board agreed for Evolve to send a letter of conditional approval.
- 24/04/014 [] Bryher Island – A formal request was received for an external change of appearance with additional like for like changes. The Board agreed, Evolve to send a letter of conditional approval.

ESTATE REPAIRS & MAINTENANCE

- 24/04/015 Oyster Quay Management Ltd – A meeting date was arranged for 7 May to discuss the new fobs for the waterside gate.
- 24/04/016 Waterside Tap Gate 12 – Following the approved quote a successful repair was carried out.
- 24/04/017 Berth [] Tap – Work was carried out to the leaking tap at the same time as the above tap repair. The work was carried out at no additional cost.
- 24/04/018 [] Bryher Island – Two vehicles appear to be parked on POSOL land, Estate Management to investigate.
- 24/04/019 Bryher Island – A SORN van was reported and believed to be on adopted highway, a request to Estate maintenance to report to Highways.
- 24/04/020 The Health and Safety report for the Estate was discussed, due to be carried out in 2026. Evolve to obtain further quotes for the Board.
- 24/04/021 [] Tintagel Way – A report was received of cracked paving, Evolve are in communication with the Developer to action a repair.
- 24/04/022 [] Tintagel Way – A works instruction was raised for tree roots lifting the paving.

GARDENING

- 24/04/023 [] Bryher Island – A revised reduced quote was received, accepted and will be included this year as a part rejuvenation.

BERTHING

- 24/04/024 Berthing Database – A meeting to be arranged to discuss the proposed contract with the new supplier.
- 24/04/025 Berth [] – A response is pending due to the expired insurance, Evolve to send further correspondence.

- 24/04/026 Berth [] – The Shareholder reported a listing pontoon, the BWG investigated and confirmed that the pontoon was in a good state of repair with a slight list which was within acceptable limits. LK responded to the Shareholder.
- 24/04/027 Pontoon Decking Repair – A works order was raised to carry out the remaining decking repairs.
- 24/04/028 Waterside Gate Locks – A works instruction was raised to service/lubricate all waterside gate locks, which is attended to annually in June. While onsite, an inspection will be carried out on the metal work to report if the gates are adequately secured in the ground.
- 24/04/029 Walcon Marine Ltd - A meeting was held, in attendance RSG, MR and LK. POSOL discussed the procedure and timings for future pontoon replacements.