

POSOL RESIDENTS MANAGEMENT COMPANY LTD
MINUTES OF THE BOARD MEETING HELD AT THE VILLAGE HOTEL
26 June 2026

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

In Attendance: Lizzy Ellis (LE) Managing Director Evolve
Lisa Kennard (LK) Property Management Assistant Evolve

26/06/001 The minutes of the May meeting had previously been circulated, it was agreed that they represented an accurate record of the meeting.

FINANCE

26/06/002 The finance reports for expenditure to 31 May were circulated. Expenditure as at that date was £229,996.00 against a budget of £241,369.00. The Board discussed the debtors list in detail. LE will continue to oversee the management of aged debtors to reduce the service charge arrears.

COVENANTS

- 26/06/002 Two final inspection pending form sent to CWG.
- 26/06/003 [] Carbis Close – No response received from the Shareholder regarding a change of appearance. Evolve to send a further letter requesting a timeline for completion.
- 26/06/004 [] Carne Place – Three final consent letters were sent to the Shareholder.
- 26/06/005 [] Tintagel Way - Evolve referred the Shareholder to the Council regarding trailing cable over the pavement to charge an electric car, as this area is adopted highway.
- 26/06/006 [] Carbis Close – The letter of conditional approval was sent to the Shareholder for a proposed kitchen extension with new bi-fold doors.
- 26/06/007 [] Cadgwith Place – Following reports of a privacy screen on a balcony Evolve sent correspondence to the Shareholder requesting removal.
- 26/06/008 [] Tintagel Way – Evolve sent a letter to the Shareholder requesting the palm is trimmed overhanging the marina wall capping to allow POSOL access at all times.
- 26/06/009 [] Sennen Place – A report was received regarding a different paint colour on part of the house wall, the CWG to investigate.
- 26/06/010 [] Bryher Island – An enquiry was received from a previously declined application

believed to be from 2005. Further details and a formal application have been requested.

26/06/011 [] Tintagel Way – Evolve to send a letter of conditional approval for the EV charger.

ESTATE REPAIRS & MAINTENANCE

26/06/012 Oyster Quay Management Ltd Fobs Update – The Board are awaiting a response.

26/06/013 The date for the Health and Safety inspection of the estate was pending subject to receiving the contractor details before a purchase order could be raised. A new lock will be fitted to the TV Head End Building in time for the inspection.

26/06/014 Bryher Island – Discarded gravel will be removed from the hedgerow in due course.

26/06/015 Bryher Island - A further report was received of 2 vans with the same registration number, reported to Estate Maintenance to monitor and report to authorities.

26/06/016 Tintagel Way – A report of an abandoned SORN vehicle on POSOL land. The vehicle has been removed from the estate.

26/06/017 Tintagel Way – A SORN vehicle was reported on POSOL land. A letter sent to Estate Maintenance to apply to the windscreen with a deadline for removal.

26/06/018 Tintagel Way – A vehicle was reported on POSOL land with no TAX or MOT, the vehicle received a letter from POSOL with a deadline for removal.

26/06/019 [] Bryher Island – The owner of the SORN vehicle and the flatbed truck were identified parked on POSOL land. Communication was sent to Shareholder requesting removal.

26/06/020 [] Tintagel Way – The Shareholder has been asked to ensure that no further bird food is deposited in this area to maintain a clean, safe environment.

26/06/021 Cadgwith Place – A vehicle was reported as abandoned, Estate Maintenance to monitor and to establish the exact location.

26/06/022 [] Coverack Way – A vehicle was reported obstructing the waterside gate on POSOL land. To ensure remote berth owners have 'short stay' parking/access to load/unload across the estate on POSOL land, the board agreed to mark out the area with yellow hatching in due course.

GARDENING

The minutes of the Gardening Working Group meeting held on the 16 June were reviewed as follows:

26/06/023 [] Sennen Place – The 1m square area will have a plant in each corner, quote pending. Evolve to notify the Shareholder.

26/06/024 [] Carne Place – The hedge trimming to be completed in the Autumn.

26/06/025 A phased hedge replacement plan over 5 years to be considered commencing April 2027.

26/06/026 [] Bryher Island – Evolve to notify the Shareholder of the part rejuvenation.

BERTHING

- 26/06/027 Berth [] – A report was received of an overlength boat. POSOL will obtain advice from their solicitor.
- 26/06/028 A meeting was held with Premier Marinas to discuss future works in the marina and a request to refer all Shareholders to POSOL regarding insurance/licence forms.
- 26/06/029 Berth [] – The details were sent to POSOL's solicitor as despite correspondence POSOL had not received the new boat registration.
- 26/06/030 Berth [] - Evolve sent a letter to the Shareholder requesting removal of the overlength boat within 14 days. POSOL are seeking legal advice.
- 26/06/031 Berth [] – The unregistered boat has been removed from the berth.
- 26/06/032 Non-Compliant Boats – The list of Shareholders that include 5 insurance expiries and 1 unregistered boat was sent to POSOL's solicitor.
- 26/06/033 New Improved Hinge - A works order was raised to replace 7 pontoon hinge bolts. The date of attendance to be confirmed. A works orders was raised for emergency call out for hinge cover and a hinge survey to be carried out once every 4 months. Premier Marinas to be notified of the emergency contact number.
- 26/06/034 BWG Pontoon Inspection – Vegetation on the capping caused significant difficulty. The Board agreed to write out to the Shareholders concerned to request removal.
- 26/06/035 Mullion Close – Correspondence was sent to Shareholders requesting foliage, and items be removed from the marina wall capping.
- 26/06/036 A request was received to remove the cleats on the capping. This matter will be discussed at the next BWG meeting on 1 July.
- 26/06/037 Berth [] – Loose cleats were noted and will be fastened by an external contractor. Evolve to action, the contractor to supply the fixings.
- 26/06/038 Waterside Power Supply Dispute - Evolve advised the Shareholder to attach a note to the boat explaining the situation, no further action from POSOL as this is a neighbour dispute.
- 26/06/039 [] Carbis Close – No bicycles were noted inside the waterside gate.

SECURITY

- 26/06/040 Kelsey Head - A report was received of an open waterside gate published on social media. Evolve responded to the Shareholder. An item to be added to the Autumn newsletter.
- 26/06/041 A reported theft of an electric bicycle was reported. Premier Marinas assisted. The suspect was apprehended and the Police were called to the scene.