

POSOL RESIDENTS MANAGEMENT COMPANY LTD
MINUTES OF THE BOARD MEETING HELD AT THE MARRIOTT HOTEL
31 JULY 2026

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

Apologies: Ian Currie (IC), Secretary
Mabel Derry-Collins (MDC)

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

31/07/001 The minutes of the June meeting had previously been circulated, it was agreed that they represented an accurate record of the meeting.

FINANCE

31/07/002 The finance reports for expenditure to 30 June were circulated. Expenditure as at that date was £250,704.15 against a budget of £288,146.00. 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

31/07/003 Two final inspection forms pending from the CWG.

31/07/004 [] Carbis Close – The Shareholder confirmed they are in the process of repainting the rear of the house and at this time the balcony will be repaired. No further action.

31/07/005 [] Cadgwith Place – Evolve sent a second letter to the Shareholder regarding the external change of appearance. Evolve to notify the letting agent due to not receiving a response to date.

31/07/006 [] Sennen Place – Communication sent to the Shareholder to enquire about the painting of the render, no response to date.

31/07/007 [] Tintagel Way – The letting agency requested to install temporary cat fencing. The Board approved the fencing on the rear fence as this is a temporary structure subject to the agreement of the neighbouring properties. The Board declined the structure on the balcony.

31/07/008 [] Tintagel Way – A letter of conditional approval sent to the Shareholder.

31/07/009 [] Carbis Close – An application was submitted for an additional parking space, reducing the planter. The approval was granted subject to several conditions: agreement to be reached with the neighbouring Shareholder; any damage caused by

the building works must be made good; a planting list and a plan to be submitted to POSOL for approval; and a private arrangement must be made with the gardening team to ensure the neighbouring planter is reinstated with plants to ensure the area is suitably planted and consistent with the landscaped estate design.

- 31/07/010 [] Bryher Island – An application was made to install a roller shutter garage door. The Board agreed subject to the confirmation of the off-white colour.
- 31/07/011 [] Cadgwith Place – An application was submitted for a replacement balcony handrail. The Board agreed subject to further communication.
- 31/07/012 [] Cadgwith Place – An application was submitted for the installation of glass panels in balcony. The Board approved subject to colour of the glass and further communication.
- 31/07/013 [] Tintagel Way – An application was submitted for the installation of glass panels in balcony. The Board approved subject to colour of the glass and further communication.
- 31/07/014 [] Bryher Island – A report was received of an alleged HMO, further evidence was required before any further action.

ESTATE REPAIRS & MAINTENANCE

- 31/07/015 Discarded gravel was noted in the hedgerow, suspected of being discarded by a builder not known to the estate. Evolve will arrange for the removal.
- 31/07/016 The Health and Safety inspection date to be confirmed. A contractor fitted a new key lock for the TV Head End Building.
- 31/07/017 Tintagel Way – The reported vehicle on POSOL land that was SORN with no MOT has been removed from site.
- 31/07/018 Tintagel Way –The reported vehicle on POSOL land has been removed from site.
- 31/07/019 [] Bryher Island –LK emailed and telephoned the Shareholder and it was confirmed that the SORN vehicle will be removed offsite.
- 31/07/020 [] Bryher Island – A report was received of an overlength van parked on POSOL land, the Shareholder was notified requesting removal.
- 31/07/021 Carbis Close – A report was received of an abandoned vehicle, without an MOT. Estate and Maintenance reported to Highways.
- 31/07/022 Newlyn Way – Two vehicles were reported parked for several weeks on POSOL land, both vehicles have been removed.
- 31/07/023 [] Newlyn Way – A report of lifting block paving on the edge of the pathway, reported to Highways.
- 31/07/024 Newlyn Way – A van was reported parked on adopted highway for several weeks. Highways are aware, the vehicle will be monitored.
- 31/07/025 [] Coverack Way – Yellow hatching to mark out on POSOL land, following a review of the area.

GARDENING

- 31/07/026 Planting has been delayed due to the extremely dry weather conditions.
- 31/07/027 Estate Tree Saplings and Vegetation – A Shareholder requested a review of saplings along Port Way. This area will be reviewed on the next GWG walkabout 1st September.
- 31/07/028 The entrance by the first roundabout with the anchor and both signs to be reviewed. Evolve to send communication to Premier Marinas.
- 31/07/029 Newlyn Way – A report was received of a recent fire in a hedgerow, the Board advised being vigilant.
- 31/07/030 Tintagel Way – The GWG will consider a review of the roundabout.
- 31/07/031 Mullion Close – A concern was raised of the ongoing unlevel block paving. This area will be reviewed by the GWG.

BERTHING

- 31/07/032 The POSOL berth licence form and the berth licence residential form to be sent with the reminder email/letter to Shareholders. An online form will be added in the future to assist Shareholders.
- 31/07/033 The Board discussed the subject of cleats attached to the capping, for further review.
- 31/07/034 A meeting was held with the new software company to discuss the requirements for the database upgrade to include the addition of external appearances for houses and garages.
- 31/07/035 Non-Compliant Boats – One Shareholder has refused to submit the POSOL signed insurance renewal form. This matter is being dealt with by POSOL's solicitor.
- 31/07/036 All new boat registrations submitted will now be passed to the BWG for review and approval.
- 31/07/037 Berth [] – A request was received to moor Jet Skis on the either berth. The BWG will review a new policy for the Board's approval.
- 31/07/038 Versadocks - The BWG will review all Versadocks in the marina to consider a registration and insurance requirements. Further details to be discussed with the BWG.
- 31/07/039 Berth [] – Correspondence was sent to the Shareholder requesting removal of the boat moored alongside. The Shareholder confirmed they would move their boat to their allocated berth.
- 31/07/040 Hinge Replacement Trial – The new design hinge was installed 20 July to 6 pontoons. A survey of all the pontoons will take place on 4th August. Members of the BWG will attend.
- 31/07/041 Obstructions on the Capping – Communication sent to all Berth Shareholders.
- 31/07/042 Berth [] – The loose cleats were fastened.

- 31/07/043 Berth [] – The pontoon numbers were fastened.
- 31/07/044 Berth [] – A report received of waterlogged flotation blocks causing low flotation and excessive bounce. The BWG inspected the pontoon, the pontoon was deemed serviceable.
- 31/07/045 Electricity Cabinets – A quote pending for the replacement doors as SSE no longer supply doors.

SECURITY

- 31/07/046 Reports received regarding fishing in the marina and a trespass along the capping. Premier Marinas reported that they had telephoned the Police and advised they had CCTV footage of the perpetrators. The Board advised Shareholders to report all incidents of trespass to the Police.