

POSOL RESIDENTS MANAGEMENT COMPANY LTD
MINUTES OF THE BOARD MEETING HELD AT THE MARRIOTT HOTEL
28 AUGUST 2026

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

Apologies: Julian Shaw (JS), Chairman
Mark Sephton (MS)
Mike Routh (MR)

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

28/07/001 IC was elected by the Directors present to Chair the meeting in the absence of JS.

The minutes of the July meeting had previously been circulated; it was agreed that they represented an accurate record of the meeting subject to a minor change.

FINANCE

28/08/002 The finance reports for expenditure to 31 July were circulated. Expenditure as at that date was £289,546.68 against a budget of £320,064.00. The Board discussed the debtors list, LE to investigate the comments with the accounts department.

28/08/003 The Directors were provided with the 2026-year end accounts. The Directors agreed to approve the accounts in principle with the whole of the surplus amount being transferred to the sinking fund for future pontoon replacements.

28/08/004 MR and RGS to carry out the 5-year review of the invoices provided by Premier Marinas in due course.

COVENANTS

28/08/005 Two final inspections pending from the CWG.

28/08/006 [] Coverack Way – A final letter of consent was sent to the Shareholder.

28/08/007 [] Cadgwith Place - POSOL will work together with the resident to resolve the issue. Further details pending from the letting agent regarding the CWG's suggestion.

28/08/008 [] Sennen Place – The Shareholder confirmed that they will respond in due course.

28/08/009 [] Carbis Close – An application was submitted for an additional parking space, reducing the planter. The letter of conditional approval was sent to the Shareholder.

- 28/08/010 [] Bryher Island – An application was made to install a roller shutter garage door. The colour was approved by the CWG, a letter of conditional approval was sent to the Shareholder.
- 28/08/011 [] Cadgwith Place –The Board agreed to the replacement handrail subject to the further communication regarding the present external change of appearance.
- 28/08/012 [] Cadgwith Place – An application was submitted for the installation of glass panels in balcony. The Shareholder confirmed that the glass panels were identical to another property. The approval is pending from the CWG subject to further communication.
- 28/08/013 [] 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. No response received to date.
- 28/08/014 [] Bryher Island – The letting agent is aware of the external concerns at the property and were addressing the issues. The letting agency confirmed they carry out 6 monthly inspections and confirmed the names on the tenancy agreement. No further action.
- 28/08/015 [] Newlyn Way – A report was received of a noise disturbance, Evolve requested the Shareholder report any incidents to the Council.
- 28/08/016 [] Tintagel Way – An application was submitted for a proposed cat enclosure underneath the balcony. The Board decided to approve the proposal due to the location. Evolve to send the letter of conditional approval.

ESTATE REPAIRS & MAINTENANCE

- 28/08/017 Oyster Quay Management Ltd (OQML) – IC will meet with a Director of OQML to discuss the new fobs.
- 28/08/018 Health and Safety Inspection – The date for the inspection is the 30 September.
- 28/08/019 Bryher Island – The discarded gravel has been removed.
- 28/08/020 Tintagel Way – Vehicles were reported parking on the pavement and on the dangerous corner. Highways are unable to assist with this matter.
- 28/08/021 Newlyn Way – The vehicle parked on POSOL land exceeding 21 days has been removed offsite.
- 28/08/022 Cadgwith Place – LK reported a loose paving block to Highways.
- 28/08/023 Portway – A report received of the fence repair required at the substation, Estate Maintenance reported the issue to Highways.
- 28/08/024 Lock View – LK reported a broken bollard to Highways.
- 28/08/025 Carbis Close – LK reported a broken bollard to Highways.

GARDENING

- 28/08/026 The entrance by the first roundabout with the anchor and both signs to be reviewed for maintenance. Evolve sent communication to Premier Marinas. The roundabout and signage are not within POSOL's remit.
- 28/08/027 Pine Tree – An Arboriculturist attended to carry out a survey following a formal complaint. The report advised carrying out a crown reduction, once the quote is received a works order will be raised.
- 28/08/028 [] Tintagel Way – A Shareholder received a letter from the Council requesting overgrown vegetation is cleared from the footpath. The gardening team completed the work.

BERTHING

- 28/08/029 Non-Compliant Boats– One Shareholder refused to submit the POSOL signed insurance form, this matter is with POSOL's solicitor. To date there were 10 seriously overdue insurances and 3 licences, LK to reduce the list and send to POSOL's solicitor.
- 28/08/030 [] Bryher Island – The Board considered this matter to be a neighbourly dispute, no further action.
- 28/08/031 Berth [] – A new hinge replacement was carried out in August as this pontoon was not fitted with the original phased programme.
- 28/08/032 Waterside Electricity Cabinets – The Board approved the quote for the repair. Evolve to raise a works order.
- 28/08/033 The Board agreed to the Jet Ski policy. Further time was required by the BWG to review Versadocks for a new policy.

SECURITY

- 28/08/034 A report of persons in balaclavas on the estate. Shareholders to ensure that incidents are reported directly to the Police.