POSOL RESIDENTS MANAGEMENT COMPANY LTD

MINUTES OF THE BOARD MEETING HELD AT THE LYSSES HOTEL

25 SEPTEMBER 2026

Present:	Julian Shaw (JS), Chairman Ian Currie (IC), Secretary Mabel Derry-Collins (MDC) Nigel Padbury (NP) Reg Sillence (RGS) Mark Sephton (MS) Mike Routh (MR)
Apologies:	Mark Abrams (MA)
In Attendance:	Lizzy Ellis (LE) Managing Director Evolve Lisa Kennard (LK) Property Management Assistant Evolve

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

FINANCE

25/09/001 The finance reports for expenditure to 31 August were circulated. Expenditure as at that date was £310,743.76 against a budget of £367,392.00. The Board discussed the debtors list, LE to investigate the comments with the accounts department.

25/09/002 Following an agreement in principle in August, the Board finalised the year end accounts and unanimously approved the March 2026 year end accounts.

COVENANTS

25/09/003 Two final inspections forms pending from the CWG.

25/09/004 [] Tintagel Way – A letter of conditional approval was sent to the Shareholder for the temporary cat enclosure.

25/09/005 [] Cadgwith Place - POSOL provided a proposal for the situation. Evolve to contact the Shareholder to advise of the outcome.

25/09/006 [] Cadgwith Place –The Board agreed to the replacement handrail subject to further communication from the Shareholder.

25/09/007 [] Cadgwith Place – An application was submitted for the installation of glass panels in the balcony. The Board approved subject to colour of the glass. Evolve to send the letter of conditional approval once confirmed.

25/09/008 [] Tintagel Way – An application was submitted for the installation of glass panels in the balcony. The Board approved subject to colour of the glass. Evolve to send the letter of conditional approval once confirmed.

25/09/009 [] Sennen Place –The Board advised Evolve to write to the neighbouring Shareholder regarding the exterior of the property.

25/09/010 [] Coverack Way – A report of a wooden door attached to the car port. The Shareholder confirmed this was a temporary arrangement while they await a repair.

25/09/011 [] Cadgwith Place – A Solar panel application was submitted. The Board agreed to the proposal, Evolve to send the letter of conditional approval.

ESTATE REPAIRS & MAINTENANCE

25/09/012 Oyster Quay Management Ltd (OQML) – Following a meeting with OQML the gate upgrade will take place in a few months. The new gate fobs will be issued to Shareholders to replace existing Cotags recorded on file, in advance of the gate system going live.

25/09/013 Newlyn Way – A vehicle without TAX and an MOT was reported, a further letter sent to the Director. The vehicle has been removed from site.

25/09/014 Carbis Close – A vehicle returned to site following a report, the DVLA are aware and the vehicle has been reported to Highways.

25/09/015 Carbis Close – LK reported a damaged lamppost to Highways.

25/09/016 Bryher Island – A report received of an alleged abandoned vehicle, reported to Highways to monitor. A second vehicle is due to have an MOT and will be removed.

25/09/017 [] Coverack Way – The Board discussed the parking issue and confirmed that no vehicle is permitted to remain parked on POSOL land in front of the remote berthing gate Evolve to notify the Shareholder.

25/09/018 Coverack Way Parking Signage – The Board approved the additional signage. Evolve to raise a works order.

GARDENING

25/09/019 Pine Tree –The Board agreed the quote for the recommended works, Evolve raised a purchase order and Shareholders were notified regarding possible access to their rear gardens. A Shareholder requested further details, response pending from the tree surgeon before work commences.

BERTHING

25/09/020 Non-Compliant Boats– One Shareholder is with POSOL's solicitor regarding an insurance renewal. There are four remaining Shareholders that have not returned their POSOL insurance renewal form despite email and telephone communication. Evolve to pass the list onto POSOL's solicitor in due course.

25/09/021 Berthing Forms – Following several concerns from Shareholders regarding the completion of the insurance and licence forms there will be a review of all berthing forms and a published process. Forms will be available in an online format in due course to assist Shareholders. POSOL do not require the insurance certificates or polices, only the completed Posol form signed by the shareholder.

25/09/022 Berth [] – A report was received of a boat in disrepair. Evolve to send a letter to the Shareholder.

25/09/023 Replacement Floats - Two pontoons will be chosen and a purchase order raised.

25/09/024	Electricity Door Replacements – Work has been completed.
25/09/025	Decking Wash - Work has been completed on selected pontoons to remove the algae.