



Columbus Point

(MANAGEMENT COMPANY) LTD

MEMBERS' BULLETIN - 3 January 2020

Company matters

New directors

The board is delighted to announce the appointment of two additional directors: Jean Addington and Neil Hunter. Both Jean and Neil live in Dominica Court. Their appointments will be ratified by a vote at the company's Annual General meeting during the summer.

Brief biographies for Jean and for Neil are below.

Jean Addington has lived in St Albans, Hertfordshire all her life until relocating to Eastbourne 18 months ago as a resident on Sovereign Harbour south.

She worked for a global telecoms company for over 20 years as a Finance manager initially but progressed to implementation and support manager for Finance systems throughout Europe and latterly senior manager on a global finance implementation.

After redundancy in 2012 Jean worked for 5 years as a part time Book Keeper on a local Parish Council, a very different environment to the corporate world but one she found interesting and fulfilling.

Jean lives with her partner in Dominica Court and enjoys walking her dog on and around the harbour. She is looking forward to working with the team at CPMCL and hopes that she can assist and add value to an already established team that delivers an excellent service to the residents and members of Columbus Point.

Neil Hunter has been involved with educating secondary age children all his working life. He has taught science in a variety of schools in London and the South including Eastbourne (Cavendish School). His last post, which he held for twelve years, was as Head Teacher of a school in Hove.

On retiring he (with his wife and the youngest of their four children) moved back to Eastbourne and has been resident in Dominica Court for nearly eight years although some

time each year is spent abroad (Spain).

Neil has been impressed by and very grateful for the efforts of the Directors of CPMCL, past and present, on assuming responsibility for the Water Feature and associated matters. Since taking over from the previous owners, they have transformed the condition of the facility and put it on a sound financial footing. He has expressed a willingness to be a director thinking that it was time he volunteered to take a more active role rather than continuing to rely on the good will of others. If his membership of the Board is ratified, Neil will do his best to work with others in ensuring the Water Feature remains a viable, safe and well-maintained amenity of which all residents can be proud.

Join the board

With the addition of Jean and Neil to the board, this brings the number of directors to six. The Articles of Association allow for seven. Please consider whether you have skills or are interested in joining the board.

For more information, contact the directors at the email address at the end of this bulletin.

Changes to the Memorandum & Articles of Association

The board has recognised the need to protect the company and its members should no member be willing to become a director and manage the company.

In October, following consultation with the company's solicitors, Stephen Rimmer LLP, it was agreed that at this year's Annual General Meeting the board would submit a Proposal to make important changes to the Articles of Association.

At present, the Articles restrict the management of the company to members of CPMCL and except for their expenses, they receive no remuneration. The Proposal is to enable the company to appoint external non-member directors to manage the company should the need ever arise.

As stated above, this change is to protect the company and its members should no members wish to take on this role in the future. This should be seen as an improvement to the Articles of Association.

As this is a Special Resolution, at least 75% of members (277) must vote in favour. **These can be votes either at the meeting or, if members cannot attend the meeting, by proxy (post, email or by hand, through the chair-person, the company secretary or another member).**

What happens if the change is not supported by 277 votes?

The Proposal will not proceed and members would have to rely on the existing Articles and hope that the number of volunteer directors does not fall beneath the threshold of three.

What will happen if the change isn't supported, and the Articles are not changed, and if nobody wants to be a director?

A 2015 PowerPoint presentation to members before the handover, described what might happen if none of the members volunteered to become directors of the company.

It described a precarious scenario, including (but not exclusively) forfeiting the company's assets (primarily the reserves, currently in excess of £200,000) to HM Treasury, the disrepair of the Water Feature and a blight on all property on the development. This is why the proposed change to the Articles of Association is so important.

The relevant slides are available on the company's website ([click here](#)) or from the company itself upon request (details of both at the end of this bulletin).

More details of this Proposal will be available in the next few months. Everyone, including those members who are not on the mailing list, will receive notification with their AGM papers.

Water Feature matters

Clock replacements

Before Christmas, the last project listed on the company's 2015 Five-Year Plan was completed and the faulty old-fashioned "pin" or "teeth" clocks installed by the contractors appointed by the developer more than ten years ago were replaced with electronic timers.

Previously each month the timers were adjusted manually and as their condition deteriorated, they became unreliable and out of sync.

This work represents the last of the important improvements identified at the handover in 2015. As an improvement and part of the Five-Year Plan, the cost of this work has been charged to the General Reserve fund.

Health & Safety

Defibrillator

Please note that following a failed inspection, the British Heart Foundation defibrillator at the Water Feature (which was organised by First Response and provided by Eastbourne Lions) has had to be removed. This means that the nearest defibrillator is at The Waterfront but in view of the cost of the unit (£1,300), it is unlikely that the BHF can gift the development with a

replacement.

Research is being carried out to see if and how a replacement can be funded through donations from residents and the results will be shared when available.

Damage to safety barriers

There are twelve stainless steel barriers set into the coping stones on either side of the castellations (or ramparts) crossing the Water Feature. Stress on the barriers over the years led to them and their supporting coping stones loosening.

Repairs have now been carried out to secure the barriers, but members are reminded that the barriers are there to encourage the use of the bridges, and to deter the dangerous use of the castellations as short-cuts over the water.

Communication

Columbus Point (Management Company) Limited does not use social media. Instead it uses this newsletter, email, its website and a small but growing WhatsApp Alerts group to communicate with members. To be added to any of these, email Columbus Point (Management Company) Limited with your property address and mobile telephone number.

To join the WhatsApp group requires WhatsApp to be installed on a smartphone. WhatsApp can be downloaded free from your App store.

It is important that all members with email accounts join the mailing list as the bulletin provides regular updates, reminders and information about work issues related to the Water Feature and Columbus Point (Management Company) Limited.

If a property close to you has recently been occupied by new owners please ask them to join the mailing list. Easy-to-print versions of bulletins are on the website.

Directors .

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