



Columbus Point
(MANAGEMENT COMPANY) LTD

Members' Bulletin February 2019

Water Feature matters

Pumps Two filtration pumps have had to be removed for repair/replacement. During this time of the year, this will have no impact on water quality. One is expected to be repaired and the other was replaced at the end of January. Whenever possible, outgoing pumps are refurbished for future use or cannibalised for parts.

Lighting In January the path lights on the corner of legs 2 and 3 were repaired. The existing path lights and wiring between them were installed long before the handover in 2014 and aged corroded wiring is largely responsible for path light failures. Problems with path lighting are always treated as a priority.

Some in-pool lights have recently failed and as soon as the weather improves the electrician will use waders to get into the water and investigate/repair the fittings. Faults to in-pool lights are treated as non-urgent.

Coping stones at barriers The repair has been carried out to the loose coping stones at the 2nd barrier up Leg 2. Members are reminded that the stainless-steel barriers are there to discourage the use of the castellations (which can be slippery when wet) to cross each leg of the structure.

Vacuum Cleaner Following extensive investigations and a demonstration, the board has approved the purchase of a specialist vacuum cleaner for use in the Water Feature. The cleaner will pick up leaves, small stones, paper and sand from the base and steps of the structure and its regular use should improve the image and in-pool cleanliness of the Water Feature.

Landscaping surrounding the Water Feature The communal gardens around the Water Feature belong to and are maintained by Qdime, the main freeholder on the development, who appointed their own property manager, Hazelvine, to manage and maintain the general estate and landscaping around the development. Hazelvine employs Urban Jungle to carry out the landscaping work.

Any complaints about the condition of the communal gardens should be referred to Qdime or Hazelvine.

Health & Safety Dog fouling continues to be a problem that appeared to get worse during the Christmas/New Year holiday when it is probable that visitors walked their pets around the Water Feature.

Full dog poo bags have been left next to the bin and others scooped from the Water Feature at the end of Leg 1 (Martinique Way). By way of reminder, all three bins around the Water Feature are dual purpose bins and dog poo bags can be put in them.

Signage During the Risk Assessment exercise (see below) the existing warning signs were evaluated and considered to be satisfactory. Therefore, at this stage no changes will be made to the warning signs.

Risk Assessment The annual Risk Assessment in December highlighted some minor improvements which will be carried out during the next three to six months.

Company Matters

Other than to report faults, there were no members' questions, comments or complaints this month.

Interesting facts

The "interesting facts" section of the last bulletin received praise from a number of members, so the board will endeavour to include at least one fact in each bulletin.

369 and 452 Early on in the planning phase of the "Columbus Point" development, 452 properties were to be bound by the same covenants, including the covenant to pay for the Water Feature (at that stage "a series of canals"). However, conveyancing mistakes (which cannot now be rectified) occurred as the plots for Barbuda Quay were conveyed to other developers, meaning 83 Barbuda Quay properties were not bound to pay for the Water Feature, leaving the 369 properties that currently have to pay for the management and maintenance of the amenity.

Budget & Service Charge invoice

The directors will shortly start preparing the budget on which the 2019-20 service charge will be based. In April the budget will be agreed and at the end of April the annual service charge invoice will be sent to members.

At last year's Annual General Meeting, the directors advised members that when preparing the coming year's budget, they would be considering options for allocation of the Special Reserve and asked for input. There being no response from members, any views on this subject should now be referred to the directors at the email address at the end of this bulletin as soon as possible.

If you prefer to receive the invoice (and any other official documents) electronically, you should let CPMCL's property managers know; contact details are at the end of this bulletin.

Arrears The four properties who failed to pay two years' service charge have now paid their arrears along with around £700.00 in legal charges to All Square Law and Fell Reynolds.

PDC, the debt collection agency used by HML, is pursuing the 2018-19 service charge arrears owed by a handful of members. To date, PDC has added a further £152.00 in recovery costs to the £327.64 service charge.

AGM

The Sovereign Harbour Yacht Club has been booked for the company's annual general meeting which is scheduled to take place on **Thursday 11 July, starting at 7.30 pm**. Please put this in your diary. In May the agenda and covering papers related to the AGM will be sent

to members.

Directors

CPMCL has four directors, Michael Steel (San Juan Court), Phil Hunt (Montserrat Villas), Bruno Di Lieto (Dominica Court) and Christine Allan (St Kitts Drive).

Bruno and Chris have been involved as interim directors and then directors of CPMCL for five years. It is important to have more directors who can be involved in the board's decision-making and for succession.

The company's Memorandum & Articles of Association allow for up to seven directors so if there are any members who have time and experience that might be useful in the management of the Water Feature, the Company or both, please email the directors at the email address at the end of this bulletin for more information.

Volunteers

Alternatively, if any members have skills they believe would be helpful, but don't want to become board members, please let us know.

Directors' Meetings

CPMCL's directors hold informal team meetings locally every two or three weeks. The agenda include updates on water use, contractor issues, financial reports, legal issues, current and future projects. They draft the annual report, prepare for the AGM and carry out the annual budget review before the service charge invoice is issued.

Members are welcome to join the meetings as observers, either because they are interested, or because they are merely curious. Furthermore, any member who has suggestions, comments, questions or complaints about the Water Feature or CPMCL is welcome to come to a meeting.

If you would like to be involved in a team meeting, please email the directors at the address at the end of this bulletin.

Legal matters & conveyancing

Stephen Rimmer LLP, whose offices are in Eastbourne, act for CPMCL and also deal with the company's conveyancing.

Conveyancing Guidelines related to sales and purchases of property in the "Columbus Point" development have recently been updated and are available on the company's website. If you are selling your property, the guidelines will provide help for your buyers and their legal advisers.

HML Property Management

During January, James Foster joined HML Property Management. James will be the primary point of contact for CPMCL and he can be contacted at HML's local offices at 27/28 The Waterfront. His email address is at the end of this bulletin.

Communication

CPMCL uses this bulletin to keep in touch with members about both the amenity and the company. If you have questions about either, members can contact Debbie Jones or James Foster at HML or the directors of CPMCL. Details are at the bottom of this bulletin.

Bulletins

CPMCL does not use social media. CPMCL publishes one bulletin every couple of months and proposes to reduce this to one per quarter as soon as this is possible. The company's website and WhatsApp© Water Feature Alerts group are used to notify members of non-urgent matters whenever appropriate.

To join the WhatsApp© Alerts Group, send your name, property address and mobile number to the email address at the end of this bulletin.

New Owners

New owners may not know the role of CPMCL or how to find out more about the Water Feature, so if a new owner has moved in nearby, if you have met them please ask them to contact CPMCL to join the mailing list, but in any event please print a copy of this bulletin and give it to them.

If you are receiving a paper copy of this bulletin and are connected to the internet, you are invited to join the mailing list to receive these bulletins electronically in future. To do so, email CPMCL at the address at the end of this bulletin.

If you are not connected to the internet and would like this bulletin delivered to you, please either (a) ask a neighbour if they will print a copy for you, (b) drop a handwritten note in at 53 San Juan Court (press Trade button before midday) or (c) ask a neighbour to email CPMCL (address below) on your behalf, and future bulletins will be delivered to your property.

Finally, more information about CPMCL and the water feature, including its history, photographs and useful conveyancing guidelines can be found on our website, shown below.

Directors

CPMCL

Contact email addresses:

CPMCL directors@cpmcl.co.uk

HML PM james.foster@hmlgroup.com and debbie.jones@hmlgroup.com

Website www.waterfeature.eu