



# Columbus Point

(MANAGEMENT COMPANY) LTD

## MEMBERS' BULLETIN FOR MAY 2018

### Water Feature Matters

#### Water Use

In order to lose as little water as possible during the re-coating, only one leg has been emptied and water was then transferred between legs as the work continued. At the end of the project, the structure will be topped up with fresh water, roughly the contents of about one leg, at a cost of around £800.00.

#### Refurbishment

Despite some bitterly cold, wet and windy weather during the start of April and the heatwave three weeks later, Metrix completed the re-coating of leg 2 on 20 April. However, a small amount of blistering has occurred on the coating. Metrix and the representative from WestWood inspected the coating as soon as the problem came to light and explained that they had found that the exceptionally hot period immediately after the coating went down was responsible.

Metrix will be carrying out the necessary work including drying, priming, filling and re-coating the damaged areas and transferring water, before continuing the planned re-coating of Leg 1. They are expected to start the repairs in the first week of May. This may delay the completion of the project by a week or two. The directors are keeping a close eye on developments.

The work to Leg 2 included replacing failing glass-fibre patches and sealing a gap around the source pool cauldron and its base, the result of the cauldron being lowered off-centre onto its base when the structure was built. Changes to the lighting were carried out and the bridge lights are now on the dusk till dawn path lighting circuit. During the 2013 repainting of the feature by Persimmon, a number of drain covers went missing and the opportunity has been taken to fabricate new covers for the four exposed drains.

### Company Matters

#### Fell Reynolds

The Fell Reynolds Property Manager replacing Anna Mercer is David Brown. David is based at the Fell Reynolds' Folkestone office. His contact details are at the end of this bulletin.

## Annual Service Charge

By 1 May the invoices for the 2018-19 Service Charge for the management and maintenance of the Water Feature will have arrived. This year's invoice is for £327.64, which is £10.09 more than last year's charge. A detailed commentary relating to how the charge was calculated accompanies the invoice.

Fell Reynolds cannot accept payment by credit card. The charge may be paid over the telephone (number at the end of this bulletin) by debit card, by cheque (address at the end of this bulletin) or by BACS:

Account Name: Fell Reynolds  
Account Sort Code: 40-21-15  
Account No: 0366 3671

Please remember to put your Property Reference (not your surname) in the reference field so that the payment can be allocated to the correct property. The property reference starts "Fount" and is at the top of the invoice. The invoice is payable by 31 May.

## Change of Ownership

1. Until a transfer for sale (showing the new owner of the property) has been registered at the Land Registry and a copy provided to CPMCL's solicitors (Stephen Rimmer LLP), Stephen Rimmer cannot update the Register of Members and inform Fell Reynolds of the change of membership
2. **Where a property is in the process of being sold (between offer and completion) the invoice must be paid by the current member.** The receipted invoice should be given to the purchaser's solicitors and a refund (or apportionment) provided.
3. Where a property has recently sold, the Register of Members may not have been updated (see para 1 above) so invoices may be sent to the former owner of the property. If you receive an invoice and are no longer the owner of the property, please politely call the Accounts Department at Fell Reynolds (number at the end of the bulletin) to let them know that you have moved and give them your solicitors' details

## Directors' Annual Report for 2017-18 Financial Year & Members' Questions

This year, members are receiving the Directors' Annual Report along with the service charge invoice and commentary.

During the year, the board was advised that some members have difficulty understanding the financial information provided, so, as always, every effort has been made to make the financial information as clear as possible. However, should any members have any questions about the charge and how it has been calculated, or any questions about the financial information contained in the Annual Report, they should contact the Directors or David Brown at Fell Reynolds confidentially with their queries. Contact details are at the end of this bulletin.

## Debt

The board continues to put pressure on Fell Reynolds to fulfil their obligations in regard to debt collection.

## Annual General Meeting

Members are reminded that the 2017-18 Annual General Meeting is scheduled to take place on **Thursday 19 July** at 7.30 pm at the Sovereign Harbour Yacht Club's Royal Sovereign Suite.

## 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 the property manager at Fell Reynolds or the directors of CPMCL.

## New Owners

Obviously, some 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 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 bottom of this bulletin to join the list.

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 each month, (b) call Amanda Smith at Fell Reynolds and ask her to contact CPMCL with your details, (c) drop a handwritten note in at 53 San Juan Court or (d) 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 at [www.waterfeature.eu](http://www.waterfeature.eu).

## Directors

### CPMCL

Website: [www.waterfeature.eu/](http://www.waterfeature.eu/)

### Contacts:

**CPMCL:** [directors@cpmcl.co.uk](mailto:directors@cpmcl.co.uk)

**Fell Reynolds**, Unit 13, The Glenmore Centre, Shearway Business Park, Pent Road, Folkestone, Kent, CT19 4RJ. Telephone: 01303 228 688

Accounts (Debbie Harding): [accounts@fellreynolds.com](mailto:accounts@fellreynolds.com)

Management (Amanda Smith and David Brown): [management@fellreynolds.com](mailto:management@fellreynolds.com)