



Columbus Point

(MANAGEMENT COMPANY) LTD

MEMBERS' BULLETIN - 28 May 2019

WATER FEATURE MATTERS

Anemometers (Wind Sensors)

Anemometers sense the speed of winds and cut off the pumps serving each leg of the Water Feature to lower the amount of water blowing onto the paths and bridges.

The sensor serving Leg 1 (Dominica Court/St Kitts Drive) has been replaced. As part of testing for the best conditions, adjustments will be made to raise or lower sensitivity to wind speeds and the duration that the pumps rest when they cut off. At the moment, the cauldron fountain and in-pool jets will automatically shut down for up to four hours if there is a strong wind.

In the meantime, the sensor for Leg 3 (San Juan Court/Santa Cruz Drive) will be replaced, set at a slightly different sensitivity and cut-off duration, and compared with Leg 1 results before finally setting both anemometers.

It is planned to investigate and replace the anemometer for Leg 2 once legs 1 and 3 are completed.

Soak test

The Easter soak test went well with nothing of concern arising. The Water Feature returned to normal running on Friday 3 May. The next one-week soak test will occur in October.

Contractors

CPMCL is currently looking for a replacement contractor to maintain the paths, bridges and roofs of the tech rooms. Urban Jungle have kindly stepped in to carry out this work until an appointment is made.

COMPANY MATTERS

A REMINDER: Annual General Meeting

The AGM will be held on **Thursday 11 July 2019** at the Sovereign Harbour Yacht Club, starting at 7.30 pm. There is lift access to the Royal Sovereign Suite. All members will receive their AGM papers from HML during May.

AGM business

The appointment and re-election of officers will take place at the AGM, as well as the approval or rejection of the Proposal to integrate the lump sum into the General Reserve (see below).

The Proposal for the Integration of the lump sum into the General Reserve will be presented at the AGM and members will be asked to vote to ratify it. If the Proposal is rejected, the shortfall may be added to next year's charge.

Please make sure you have read the Proposal. Questions related to it should be referred to directors@cpmcl.co.uk.

DO NOT ASSUME THAT IT DOESN'T MATTER IF YOU DO NOT VOTE, or that everyone else will vote the way you want the vote to go. Every vote is important.

Whatever the result, as many members as possible should vote on this Proposal, either by Proxy if unable to attend or in person at the meeting.

Service Charge Invoice

The annual Service Charge invoice for £267.37 for the year from 1 May 2019 until 30 April 2020 is now due.

If reminders have to be sent, additional costs for recovery of arrears may be added to what is owed. It is worth stating that recovery costs will not be absorbed by CPMCL or cross-charged to those members who have paid their invoices on time and in full.

If you have not paid the charge yet, please do so as soon as possible.

Members' comments

The board of CPMCL welcomes questions, comments and even criticisms from members.

Q. "I really resent having to pay for the Water Feature when I don't even see it".

A. CPMCL was incorporated to comply with the 25 July 2001 Section 106 Agreement, "the principal objectives of which shall be the proper maintenance and management of the common parts of Phases 9, 10 and 11 and the Water Feature". In the 8 November 2002 Deed of Variation (of the Section 106 Agreement) it was confirmed that the management company had been set up.

All 369 properties on the development are obliged to pay 1/369th of the costs of the Water Feature. The terms of the Deed are not negotiable and the obligation to pay a 1/369th share of costs is not apportionable to reflect whether members have a view of any kind or not over the amenity.

No property transfer can be registered until a signed Deed of Covenant has been received by CPMCL's solicitors.

The new Deed of Covenant (in force today) supersedes that contained in title deeds and commits all 369 properties to identical obligations. It is a legally binding contract between CPMCL and each property.

Become a director

The directors of CPMCL are unpaid volunteers and are members of CPMCL.

Members who are interested in becoming directors can complete the Proposal form accompanying the AGM papers. Full details about how to do it will be in the papers.

Please seriously consider whether you can help.

Website & Social Media

Remember that CPMCL's website has changed to www.cpmcl.co.uk Please update your bookmarks.

CPMCL does not use social media to communicate with its members. However, urgent notices are sent out via bulletin, WhatsApp and on the company's website.

To join the WhatsApp group, email your name, mobile number and property address to directors@cpmcl.co.uk.

Join the mailing list

More than 300 members have joined the CPMCL mailing list. This provides CPMCL with the opportunity to communicate with members en masse enabling members to be kept informed at all times.

Members with no access to the internet can ask for the bulletin to be delivered to them.

New owners receive the bulletin in paper form twice after they move in, and if they have shown no interest in joining the list after the second delivery, it is assumed they do not wish to engage and no further bulletins are delivered. Should you have a new neighbour, please ask them to join the mailing list.

**Directors
CPMCL**

www.cpmcl.co.uk