



# Columbus Point

(MANAGEMENT COMPANY) LTD

## **MEMBERS' BULLETIN - August 2018**

### **WATER FEATURE MATTERS**

The pump serving the cauldron at the end of Leg 3 (San Juan Court/Santa Cruz Drive) is being replaced and should be in service early in August. It is intended that if it can be refurbished, the outgoing pump will be, to be available for return to service when required, making substantial savings.

There is otherwise nothing else to report.

### **Safety & Unsocial Behaviour**

It has been pleasing to report that there has been noticeably less unsocial behaviour around the Water Feature. Even so, children have been seen throwing rocks and stones from the beach and shingle from the edges of paths, into the structure. While this may seem to be an innocent enough pleasure especially for children, the stones, some of which are large and very heavy, are difficult for the contractors to remove, so visitors are politely asked to discourage children from throwing stones into the structure.

### **Paddling and walking on the steps**

In hot weather it is tempting to want to paddle or, indeed, swim in the Water Feature to cool off. However, the Water Feature is an ornamental structure with in-pool electrics and suction filters, not designed or intended to be used as a swimming or paddling pool. The steps leading into the water can be slippery and hazardous for small children.

The Water Feature is also treated with chemicals such as chlorine (bleach) to maintain water quality and this can cause vomiting if ingested. It is, therefore, not a desirable environment for small children to be left unattended or to paddle. There are numerous clear signs around the amenity warning visitors of all these points.

### **COMPANY MATTERS**

#### **Transfer from Fell Reynolds to The HML Group**

The transfer of CPMCL's business to The HML Group has started and it is anticipated that provided Fell Reynolds meet earlier milestones, the 20 September handover is easily achievable.

#### **Members' questions**

This month the members' questions section includes some that arose at the AGM.

#### **The Water Feature**

**Q. Since the Water Feature has been refilled after the re-coating the water level has not covered the top step, so children walk on it. Can you cover the top step please?**

A. The top step of the structure has never been covered with water. This is because there is a drain at the end of Leg 3 set just below the level of the top step to ensure maximum clearance in the event of accidental overfilling (during heavy rainfall for instance).

**Q. The contractors have been seen vacuuming Leg 1. Is this part of an ongoing programme?**

A. It is intended that all 3 legs will be vacuumed over two days. This is to get the Water Feature as clean as possible for the summer and to evaluate how often it might need to be vacuumed. As it is an open-air facility, it would be impossible and costly to ensure pristine cleanliness all year round.

**Q. What can be done about children playing in the water?**

A. CPMCL has a Water Feature Alerts group on WhatsApp. To join, please email CPMCL (address at the end of this bulletin) with your mobile number.

While it remains both frustrating and often alarming to see the Water Feature being used as a paddling or swimming pool, there is very little CPMCL itself can do to police the amenity. By taking a proactive approach themselves, members are more likely to be effective against unsociable and unsafe behaviour.

**Q. Is CPMCL going to be affected if there is a hosepipe ban?**

A. So far CPMCL has had no communication from South East Water about any ban on water use, but the Water Feature is “plumbed in” (not a hosepipe) so a ban is not anticipated. If this changes CPMCL would comply and it would take several weeks of not topping up before the water levels drop under the jets and fountains (which would then have to be turned off).

**Q. Is there a reason for the fountains not coming on until ten each day?**

A. A decision was made to reduce the running time by one hour in the mornings to give shift workers an extra hour before the fountains start to run. If there is a concerted push to revert to a nine o'clock start, the board would consider going back to the earlier clock.

**Q. What is the situation with regard to the bubbles (“blisters”) on the new coating?**

A. The current level of blistering is not causing undue concern. Most of those blisters that have occurred are on Leg 3 which was coated in March when it was very cold. Before the final retention payment is approved, WestWood, Metrix and CPMCL will carry out a detailed review and Metrix will repair the blisters.

**Q. How long did you say it would be before we have to re-coat the structure?**

A. WestWood and Metrix estimated that the coating would last for between 15 and 20 years. However, to err on the side of caution, for the moment CPMCL is estimating around 10 years.

**Q. In your Five-Year Plan you have listed things like rainwater recovery and solar power. Is this a “wish list”, and are they improvements that aren’t actually necessary, or are you seriously considering carrying out these projects which are likely to be very expensive?**

A. The Five-Year Plan includes possible environmental improvements that the board hopes could lead to savings in the future. Until the proposals have been fully investigated the directors cannot know whether they might be feasible.

Many environment projects that were considered too expensive or difficult five or ten years ago are no longer unaffordable or difficult so it is important to have done the groundwork for when the right time comes.

The board has an obligation to make informed decisions on behalf of its members (as well as a societal responsibility to protect and improve the environment wherever possible) which could lead to reduced overheads in the long term.

### **Changing the Water Feature**

**Q. In your bulletin for June 2018 you mentioned the requirement that all members have to agree for any change to occur. Could you please direct to the legal documentation that makes this a requirement? Neither myself nor my solicitor can find any reference to a requirement for all parties to agree for a change to happen so could you please point me to the paragraph which implies that everybody who is a member has to agree.**

**A.** Each Deed of Covenant is a legal Contract between CPMCL and each property owner (each property is a member of CPMCL).

If CPMCL were to replace or change the Water Feature without their consent, those members who object to a change would be entitled to sue for breach of contract, leaving the company, its members, the directors and conveyancing on the development in jeopardy.

### **AGM**

CPMCL's AGM took place on Thursday 19 July. Some 32 properties were represented in person, with another 16 proxy votes received.

1. The Minutes of the 29 July 2017 AGM were approved.
2. The Directors' Annual Report for 2017-18 was accepted.
3. The Company's Annual Accounts for 2017-18 were agreed.
4. All four Resolutions were approved.
5. (a) **Bruno Di Lieto**, Dominica Court, was re-elected as a director.  
(b) **Jayne Sainsbury**, San Juan Court, who was co-opted in September 2017 was formally elected as a director.  
(c) **Phil Hunt**, Monserrat Villas, was elected to the board.
6. The new Articles of the Company were adopted. Fell Reynolds will file the new Articles at Companies House.

In the next month or so Fell Reynolds will prepare and issue the Minutes of the 19 July 2018 meeting.

The directors take this opportunity to thank Sue Lees, Lynne Wilcock, Sue Burgess and David Stephens for helping with the signing in and vote count.

### **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 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 (details at the end 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 (0133 228688) 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**

Contacts:

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