



Members' Bulletin September 2016

WATER FEATURE MATTERS

1. Cauldron fountain at the end of Leg 3, San Juan/Santa Cruz Drive

The sump pump in the underground chamber at the end of Leg 3 has now been replaced, and fortunately the fountain pump in that chamber is undamaged.

2. Path lights Leg 3, Santa Cruz Drive path

All but four lights on this path have now been recommissioned, the fault traced to some wiring which had corroded between lights 64 to 67 located at the very end of leg 3. The wiring will be replaced as soon as possible.

3. Bi-Annual Soak Test

As per last year, on Friday 30 September, for one week, the amenity will be switched off for the bi-annual soak test. These tests are to check water and electricity readings and to ensure the structure remains water-tight.

4. The Refurbishment Project 2017-18

As described at the AGM, the refurbishment of the water feature and path lights is planned for FY 2017-18. A detailed Project Proposal has been prepared, and meetings have taken place with prospective Project Managers.

5. Multi-purpose bin

We are fortunate to have been able to acquire a third blue multi-purpose bin, which is expected to be installed by the beginning of September, bringing the total around the Water Feature to three.

It will be located on the left of the Dominica/St Kitts bridge over leg 1, the location chosen so that EBC have quick access to it when they carry out their sweep of the South Harbour.

There are no further matters to report.

6. Fault Reporting

If you spot any hazards or faults, or notice something doesn't appear to be working as it should, please let Fell Reynolds know as soon as possible, and any one of the directors. Telephone 01303 228 688 or email management@fellreynolds.com.

7. Unsociable behaviour

This summer there appears to have been less unsocial behaviour than last summer, which may indicate that the people who have caused trouble in the past may be getting the message that their activities will not be ignored.

If you see unsociable behaviour or people trying to damage the fountains, water jets or lights, please contact the police on 101 or 999, and if you are members of the WhatsApp group, send the group a message stating the nature of the activity and what leg of the feature it is happening on.

If you overlook the Water Feature and have the WhatsApp app on your phone, and would like to be added to the group, contact the directors at directors@cpmcl.co.uk

COMPANY MATTERS

8. 2016 CPMCL AGM

The Minutes of this year's AGM are now available. However, as they reflect confidential company business, these will **not** be published on the website. A copy will be sent out by Fell Reynolds next year along with the AGM papers.

In the meantime, if you were unable to attend the meeting or would like a copy of the minutes now, please email your request to the directors at directors@cpmcl.co.uk, identifying your property address, and a soft copy will be sent.

9. Conveyancing

With a view to simplifying and streamlining conveyancing for our Members, a review of the conveyancing processes for the purchase of properties at Columbus Point has been taking place.

9.1 Freeholders (houses) and their purchasers

Unless their conveyancers see a reason for it, (for example, there are freehold properties in Grenada Close whose title includes a leasehold parking space), most freehold purchasers should have no need to contact Hazelvine for a Purchaser's Pack.

However, in most cases, on or before exchange of contracts, freehold sellers should provide the purchasers' solicitors with a copy of Hazelvine's bi-annual general estate charge accounts (obtainable free of charge upon request when their invoice arrives) and proof of payment, to receive a partial refund (apportionment) upon completion.

9.2 Leaseholders (apartments and maisonettes) and their purchasers

Qdime Limited and **Frays Property Management Limited** – the ground landlords of all the maisonettes and all the apartment blocks on the estate (excluding 1-12 Dominica Court, which owns its own freehold and has its own management company) - and **AllSquare Law**, are part of the **Hazelvine** organisation.

Therefore, leasehold purchasers need to contact Hazelvine for replies to Preliminary Enquiries about the terms of the lease they are buying, ground rent, management charges, insurance and safety certificates, accounts etc., in the form of a Purchaser's Pack, which they are obliged to pay for.

The updated Conveyancing Guidelines are available to read or download from the CPMCL website www.waterfeature.eu/documents.html.

For further information about conveyancing, contact Christine at directors@cpmcl.co.uk

New Members & the Mailing List

If you have new neighbours or know someone without access to the internet, please print off the easy-to-print version of this bulletin to give them - www.waterfeature.eu/news.html.

The monthly bulletin endeavours to keep CPMCL members informed of works, faults, maintenance and other issues related to the amenity, as well as topics related to the management company.

To be added the mailing list and to provide any feedback, please contact directors@cpmcl.co.uk

Website

Information about the Water Feature, archived documents, old bulletins, timetables, and conveyancing guidelines can be found at our dedicated website: www.waterfeature.eu.

Directors, CPMCL