



# Columbus Point

(MANAGEMENT COMPANY) LTD

## MEMBERS' BULLETIN - 1 OCTOBER 2019

### Water Feature Matters

#### Soak Test

On Friday 11 October, the Water Feature will be turned off as part of its twice yearly "soak test". The test takes place in the Spring and in the Autumn and its purpose is to confirm the integrity of the structure. Water meter readings are taken before and then after the test and identify any unusual water usage.

#### In-pool lighting and clocks/timers

During the soak test, all the in-pool lights, seals and wiring will be checked, replaced and repaired.

As mentioned previously, there is an ongoing project to replace the legacy analogue clock timers with synchronised electronic digital clocks which should mean the fountains come on and go off at the same time each day, adjusted according to GMT and seasons and once set, should not require adjustment.

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### Health & Safety

CPMCL takes safety around the amenity very seriously. For this reason, there are notices in, on and around the Water Feature all of which comply with requirements of Health & Safety regulations.

The summer of 2019 proved to be another very warm one and the Water Feature provided a pleasant relief from the heat.

Unfortunately, the heatwave also brought with it some unsociable and risky behaviour, some because the signs were either not read or not understood and some deliberate.

Occasionally when people have been politely asked not to use the Water Feature for swimming, paddling or playing games, they have refused or claimed as they are exempt from observing the safety guidelines, that theirs are special circumstances, or that because children are being supervised, they are safe.

#### **There are no exemptions and the Health & Safety rules aren't negotiable.**

- The Water Feature is in the open air. It is subjected to animal, bird and environmental **pollution**.
- The water contains **chemicals**. If ingested, this could lead to vomiting and unpleasant stomach upsets, especially for children.

- **The coating on the steps and the castellations is slippery**, particularly when it is wet or when rubber soled shoes or wet feet walk on it.
- **Steel barriers** in front of each of the sets of castellations (ramparts) are to deter people from using them as a short cut.

### **Please set an example**

- Use the bridges to cross from one side to another.
- Keep small children with you – do not let them run or ride their scooters on the coping stones or get so far ahead that you cannot reach them quickly if an accident should occur.
- Small children lack awareness of danger and are particularly impressionable
- Explain the safety rules to tenants and language school students.

The purpose of the ground rules is to ensure that everyone is safe around the Water Feature.

## **Company Matters**

### **Minutes of the 2018-19 Annual General Meeting**

The minutes of the AGM held on 11 July 2019 have been agreed and distributed to members.

### **Annual Accounts**

Following the completion of the 2018-19 Annual Accounts members have received a credit note for £35.00 representing the refund of last year's operating surplus (of £12,960). Arrears or unpaid recovery charges have been reduced by this £35.00 credit and this will be reflected in the Statement of Account accompanying notice of the surplus.

### **Debt**

Member debt at the six month mark stands at around £2,500.00.

The company will ensure that all arrears are ultimately collected, if necessary referring debtors to the courts for recovery.

## **Recruitment and Team meetings**



To comply with the company's Memorandum & Articles of Association, CPMCL must have at least three and a maximum of seven directors.

It is important to have new directors to carry on the legacy of boards past and present. Without knowing more about the board of directors and what they do, it is possible that people who can make a real contribution to the management of the Water Feature sit on their hands.

The directors are unpaid volunteers. Both present and past directors come from a variety of backgrounds: policing, military, car sales, property management, banking, catering, secretarial, training, conveyancing, company secretarial, company acquisitions, planning, project management, book-keeping, Information Technology and healthcare. Each brought their own skill set to the team and they shared one common commitment, namely to reach decisions that will benefit the members of CPMCL.

This board believes that the reluctance of members to volunteer to join the board stems from fear of the unknown, to which is added a concern that they do not have the knowledge or time to get involved. Being a director is not an onerous or time-consuming task.

As part of a programme to encourage members to become involved in the management of the company and the Water Feature, the directors are planning to issue personal invitations to new members to join them at one or two of their forthcoming informal team meetings.

Meetings occur once or twice a month at offices above the restaurants at The Waterfront, at a convenient time for everyone, and last about ninety minutes.

If you receive an invitation please seriously consider accepting. If you would like to come to a meeting, contact the directors at the email at the end of this bulletin.





## HML Property Managers

Wutt Suttasuntorn is no longer handling CPMCL's account at HML Property Managers, Eastbourne office. Any enquiries should be referred to Oliver Judge (email at the end of this bulletin) or his assistant, Debbie Jones.

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### Communication

CPMCL does not use social media. Instead it uses this newsletter, email, its website and a WhatsApp Alerts group to communicate with members. To be added to any of these, email CPMCL with your property address and mobile telephone number.

To join the WhatsApp group requires WhatsApp to be installed on a smartphone. WhatsApp can be downloaded free from your App store.

It is important that all members with email accounts join the mailing list as the bulletin provides regular updates, reminders and information about work issues related to the Water Feature and CPMCL.

If a property close to you has recently been occupied by new owners please ask them to join the mailing list. Easy-to-print versions of bulletins are on the website.

*Directors .*

### CPMCL

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