



Columbus Point

(MANAGEMENT COMPANY) LTD

MEMBERS' BULLETIN - 15 November 2019

Company matters

Succession Planning - Recruitment of Directors

The recruitment of directors to the board of Columbus Point (Management Company) Limited is proving to be difficult, and despite repeated calls for volunteers, the board has been unsuccessful in persuading members to serve as directors.

The Articles of Association allow for a minimum of three and a maximum of seven directors and only members of Columbus Point (Management Company) Limited may become directors. Should the number of directors fall below three, the company may well be unable to fulfil its legal obligations. **This scenario would cause serious problems, both practical and constitutional.**

Please consider joining the board if only for a year.

The Directors' Tasks

1. The directors usually meet once a month for 1½ hours for their “team meeting” to discuss things that need approval, contractors, faults, complaints, expenditure and H&S.
2. Every second month they also have a meeting with the property manager and the main contractor to review the fault log, contracts, financial reports and other company matters.
3. Each year they agree the annual budget, the annual accounts and hold the AGM.
4. Other projects come and go and are usually dealt with as a group.
5. No special skills are needed, other than access to email.

If any member wants to learn more about joining the board, please contact Columbus Point (Management Company) Limited or Oliver Judge (Head of Property Management) of HML Property Managers at their offices above the restaurants at The Waterfront. Contact details are at the end of this bulletin.

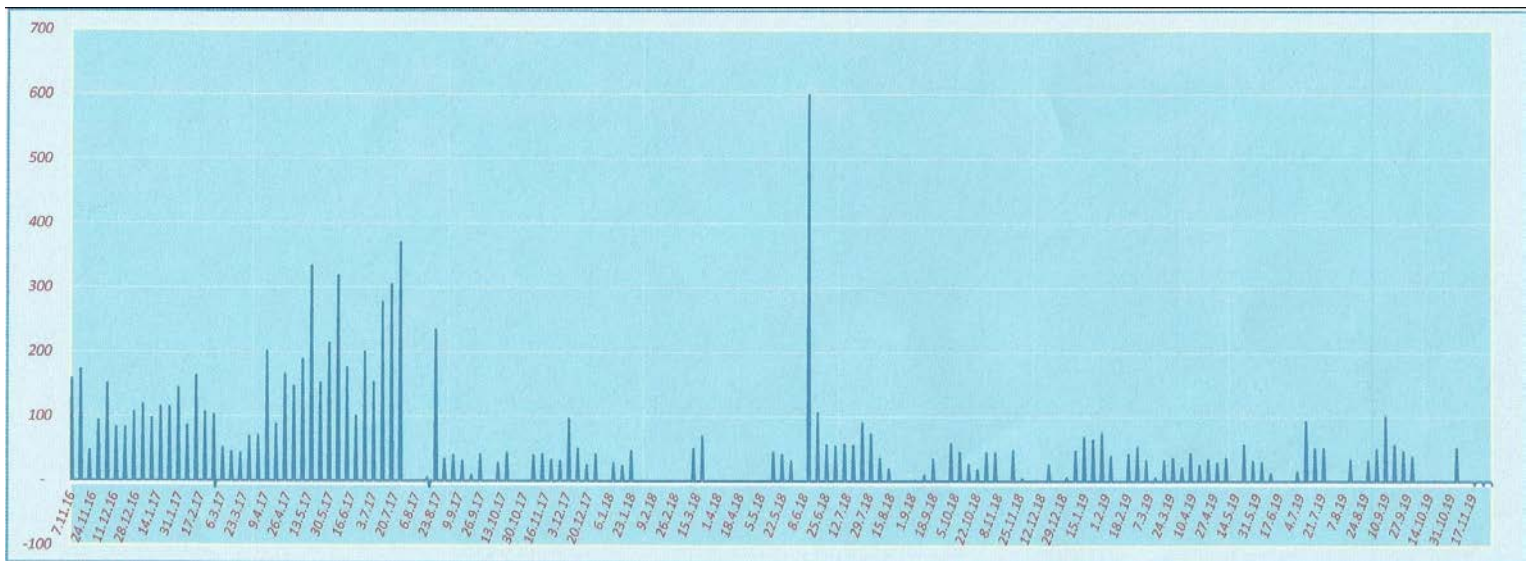
Water Feature matters

Soak Test

The static soak test that was carried out during the week from Friday 11 October to Friday 18 October went smoothly with no issues identified.

Water

The chart below shows water use for the three years.



The early readings represent the lead up to the (valve) leak identified in the summer of 2017. Once the leak had been traced and repaired, demand for water returned to normal. The next tall reading occurred at the end of the recoating project in June 2018, when the equivalent of one leg of the feature was refilled.

The lesser readings since then may indicate that the new coating is holding water more efficiently, though it should be noted that demand is lower during wet periods and there is greater demand due to evaporation during hot weather.

Health & Safety

Automatic External Defibrillator (AED)

Nobody wants to be unable to help someone experiencing a heart attack while a defibrillator is just a short distance away.

Some time ago, a British Heart Foundation (BHF) defibrillator was installed on the wall of one of the Tech Rooms on the St Kitts Drive side of Leg 1 (Dominica Court/St Kitts Drive).

Even though using the defibrillator might seem complicated, they are easy to use and a training course would provide confidence about what to do in an emergency. Columbus Point (Management Company) Limited strongly recommends everyone attends a training course, details of which can be obtained from First Response Learning - 0800 999 0100 or send an email to enquiries@firstresponse.co.uk.

Unsociable Behaviour

Late in October, detergent was again put into the cauldrons at the end of each leg.

Detergents can affect the pH balance of the water and the filtration system. The time involved in backwashing the filters uses maintenance time, and antifoam chemicals to break down the foam and rebalance the water leads to extra costs.

Dogs on Leads regulations

How do the Dogs on Leads regulations apply to the Water Feature paths?

As the Water Feature is privately owned, the EBC Dogs on Leads regulations related to Sovereign Harbour do not affect it and cannot be enforced. The Dogs on Leads map showing the harbour paths that are affected is available on the SHRA website www.shra.co.uk/visiting.html.

Waste bins

There are three dual purpose bins on the Water Feature paths. These can be used for all rubbish (excluding garden waste), including dog poo bags.

Communication

Columbus Point (Management Company) Limited does not use social media. Instead it uses this newsletter, email, its website and a small but growing WhatsApp Alerts group to communicate with members. To be added to either of these, email Columbus Point (Management Company) Limited 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 issues related to the Water Feature and Columbus Point (Management Company) Limited.

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 .

Columbus Point (Management Company) Ltd.

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