



Columbus Point

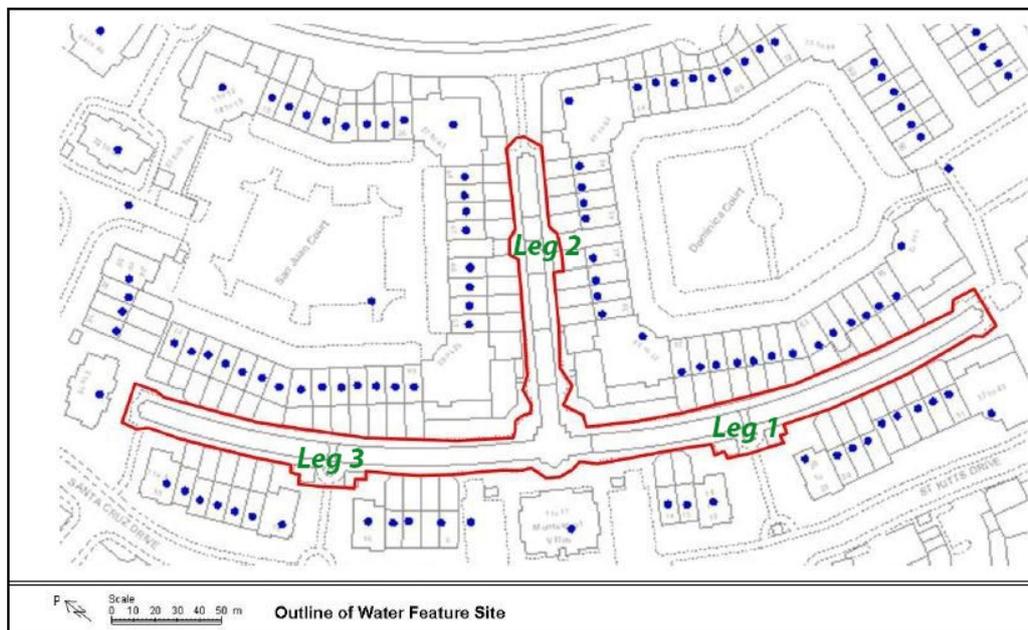
(MANAGEMENT COMPANY) LTD

MEMBERS' NEWSLETTER - 14 July 2021

Many new owners may be unaware that before Columbus Point (Management Company) Limited (CPMCL) took over the Water Feature in 2015, it had been vandalised, derelict and empty on and off for several years. It had been described in The Eastbourne Herald as a blight, and its condition allegedly prevented sales. Since the CPMCL takeover, the Water Feature has become a well-maintained local landmark, visited and admired by residents and visitors alike; and property sales on the development have soared.

To help members of the company understand some of the terms and descriptions used in the newsletters, below is one of the plans of the Water Feature showing Legs 1, 2 and 3 in relation to the different developments on Columbus Point. Leg 1 runs between Dominica Court and St Kitts Drive; Leg 2 runs between San Juan Court and Dominica Court and Leg 3 runs between San Juan Court and Santa Cruz Drive.

Extent of Water Feature



Timers

The Water Feature is served by digital clocks and light sensors. Below is the timetable showing when the fountains, in pool lights and path lights come on and off. The path lights are tripped by light sensors around the site.

The times of the clocks running the fountains and jets are set to enable the amenity to run at maximum efficiency; to allow the maintenance teams to work in-pool while the fountains are not running; to keep down operating costs, and to show consideration to those residents who work unsociable hours, who go to bed early or who have young children who need their sleep.

In the past it was found that running the fountains until later in the evening attracted antisocial and aggressive visitors drawn to the sound of the fountains, especially during rare hot summer evenings. In-pool lights stay on until midnight for safety reasons.

FOUNTAINS AND LIGHTS SCHEDULE (Amended February 2018)

| MONTH | FOUNTAINS ON | FOUNTAINS OFF | IN POOL LIGHTS ON | IN POOL LIGHTS OFF |
|-------------------|-------------------------|--------------------------|------------------------------|-------------------------------|
| January | 10.00 am | 9.00 pm | 3.00 pm | Midnight |
| February | 10.00 am | 9.00 pm | 4.00 pm | Midnight |
| March | 10.00 am | 9.00 pm | 5.00 pm | Midnight |
| April | 10.00 am | 9.00 pm | 6.00 pm | Midnight |
| May | 10.00 am | 10.00 pm | 7.00 pm | Midnight |
| June | 10.00 am | 10.00 pm | 8.00 pm | Midnight |
| July | 10.00 am | 10.00 pm | 9.00 pm | Midnight |
| August | 10.00 am | 10.00 pm | 9.00 pm | Midnight |
| September | 10.00 am | 9.00 pm | 7.00 pm | Midnight |
| October | 10.00 am | 9.00 pm | 5.00 pm | Midnight |
| November | 10.00 am | 9.00 pm | 4.00 pm | Midnight |
| December | 10.00 am | 9.00 pm | 3.00 pm | Midnight |
| | | | PATH LIGHTS | |
| Day light sensors | | | Dusk | Dawn |

Water Feature Matters

An electrical fault is to blame for the cauldron at the harbour end of Leg 2 failing during June. A temporary fix has failed and a replacement inverter has been ordered.

A leaking seal is responsible for the pump serving the cauldron at the end of Leg 3 to fail. This has been added to the Fault Log and will be attended to as soon as possible.

Coping stones project

At the end of June, the side walls of the Water Feature were cleaned and repainted with masonry paint, the final part of the project to clean the outer wall of the Water Feature. The cost of this project has been charged to the General Reserve and does not impact day to day operational costs or the annual service charge budget.

Damage to property & vandalism

It is vital that when unsociable behaviour occurs, it is reported. If you are not already on the Water Feature Alerts WhatsApp group, please consider joining it, details at the end of this newsletter.

In May, a LED light fitting in the stubby (short) path light on the corner outside 30 Santa Cruz Drive was found to have been smashed; the damage could only have been done by someone hammering a sharp object into the centre of the glass.

Following an incident of unsociable behaviour, the heavy stainless steel barrier on the San Juan Court side just before the fountains at the bottom leg 2, was forced out of its bolts and thrown into the water. It has now been repaired and reattached to the coping stones.

Some members have noticed and complained about the damage to lights, bins and seats surrounding the Water Feature, caused by packing tape used to attach notices. Having completed the scheduled annual spring maintenance of the "street furniture", the next planned annual maintenance will not be until next spring.

While individually these may seem to be insignificant, each has to be dealt with and the costs picked up by the members through their annual service charge.

Company matters

Directors

Following Bruno Di Lieto's move from the development and resignation from the board, Christine (Chris) Allan has re-joined the board pro-tem. This brings the number of directors to six: Jean Addington (Dominica Court), Chris Allan (St Kitts Drive), Phil Hunt (Montserrat Villas), Colin Lockett (Dominica Court) and Damian Reid and Michael Steel (San Juan Court).

To learn more about joining the board, contact CPMCL at the details at the end of this newsletter.

Communication

Questions & Feedback

Members' questions and feedback are always welcome. Contact details are at the end of this newsletter.

Electronic communications

To keep down the company's overheads, **members are strongly encouraged to receive their company communications electronically**. To do so, contact HML (details at the end of this newsletter).

Please also make sure the email address for communication from HML is up-to-date.

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.



CPMCL

www.cpmcl.co.uk

Contact details:

CPMCL directors@cpmcl.co.uk

07949 268651

HML PM Eastbourne Office

27 The Waterfront, BN23 5UZ

Tel: 01323 819365

Fault Reporting Info.eastbourne@hmlgroup.com

Property manager

Erica Robinson Erica.robinson@hmlgroup.com

Debbie Jones Debbie.jones@hmlgroup.com

HML Company Secretary

94 Park Lane

Croydon CR0 1JB

Tel: 0208 662 8800

Company.secretarial@hmlgroup.com

HML Accounts

94 Park Lane

0208 662 8800

Croydon CR0 1JB

Tel: 0208 662 8800

Accounts@hmlgroup.com

Privacy statement:

We hold names and email addresses purely for the purpose of contacting you with information relevant to Columbus Point (Management Company) Limited and to provide information about the company's activities. None of your details are passed onto a third party. This information is retained securely.