



Columbus Point

(MANAGEMENT COMPANY) LTD

MEMBERS' BULLETIN - 17 August 2020

Company News

After nearly 7 years' involvement with the Water Feature and Columbus Point (Management Company) Limited, Christine Allan has decided to retire as a CPMCL director and to relinquish the company activities she carries out on our behalf, effective at the Annual General Meeting on 8 October.

Chris runs "the office" for the company, fielding and resolving problems and carrying out most of its office management and secretarial activities.

Between now and 8 October, Chris will be transferring her responsibilities to her colleagues and HML, and members are asked to be patient as the changes occur.

Chris's resignation presents another opportunity for two members to join the team. The company's Articles of Association state that only members may become directors of the company, and members are defined as the person(s) with a "legal vested interest" in the property. A "legal vested interest" means they must be the registered owner of the property (in joint ownerships, only one of the owners may become a director).

A Job Description and Nomination form will be included in the AGM paperwork.

Debt

Currently there is around £5,000 owed in unpaid service charges. Debt collectors have been instructed.

If you have failed to pay the account and have real reasons for being unable to pay it, now is the time to contact HML and reach an agreement to pay this year's charge by instalments.

Water Feature news

Maintenance

There have been no issues in the last month.

Unsociable behaviour

In the recent heatwave and possibly because they are not at school, children have been spotted swimming in the Water Feature. Doing this puts them at risk because of the water hygiene chemicals, but also because of the dangers involved in swimming in an unsupervised ornamental amenity.

Police are aware of the incidents that occurred. The children concerned are not residents of the development.

On several occasions, attracted by the water, fountains and jets, people with small children have allowed their children to paddle in the water and also to run ahead, losing sight of them. While there are life-belts dotted around the amenity, and to date there have been no accidents, it could take only a few moments for a child to drown.

The current signage is considered to be adequate but it is not possible to force visitors and children to read it or comply with it. In some instances, they profess to be unable to read; in others they simply ignore signs, preferring take their chances about being asked to behave responsibly.

All members are asked to do their utmost within the law to discourage anyone from using the Water Feature as a swimming or paddling pool.

So that there is no doubt, **Landlords** are asked to ensure that their letting agents tell tenants unequivocally that the Water Feature is an “ornamental water feature” and not a swimming pool, and to emphasise the dangers to children.

Public Liability Insurance

The company has Public Liability cover for £10 million. Each year a detailed Safety Survey is carried out by a non-affiliated contractor, to ensure that all Health & Safety regulations and recommendations are complied with. CPMCL has complied with the regulations and carried out non-compulsory recommendations each year.

Closing off access to the amenity

To close off the structure to public access would involve a Section 20 notification (to inform and obtain permission from owners of all properties on the development), a full survey, design proposals, obtaining quotations for the work to be carried out, project management, and, last but not least, permission from the main freeholders (Qdime Limited) to let us do

so on parts of their vested freehold (which would most certainly involve additional costs).

This sort of project would be very costly and as can be seen below, its impact would be minimal.

It is impossible and impractical to close off the amenity to visitors and it would be very difficult to police the handover of keys and provision of replacement keys as residents come and go from the development; or to ensure that any gates were kept locked at all times. Furthermore, the main freeholder would expect to approve any design; they would be unlikely to allow any high barriers and waist-height railings would not serve as an effective deterrent.

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

www.cpmcl.co.uk

directors@cpmcl.co.uk

HML Property Managers

HML

27 The Waterfront

Eastbourne

East Sussex BN23 5UZ

Tel: 01323 819365

erica.robinson@hmlgroup.com

debbie.jones@hmlgroup.com

HML Accounts

HML Ltd

Stonemead House

95 London Road

Croydon

Surrey CR0 2RF

Tel: 020 8662 8800

accounts@hmlgroup.com