



Columbus Point
(MANAGEMENT COMPANY) LTD

ANNUAL GENERAL MEETING

Special Bulletin - September 2020

This bulletin is longer than usual and focuses primarily on the unusual circumstances surrounding the holding of the Annual General Meeting.

Annual General Meeting

Alert! If you have not received your Voting Pack from HML Property Managers, contact Erica Robinson or Debbie Jones at the Eastbourne office urgently. Details at the end of this newsletter.

Due to the coronavirus, this year's AGM was moved from 30 July to 8 October.

Until last week, it was intended to hold the meeting at the Sovereign Harbour Yacht Club. However, changes to Covid-19 regulations have forced the board to hold the meeting virtually. They will be using "Microsoft Teams" to enable people who cannot join the meeting online to dial into the meeting using their telephone (a facility that Zoom does not have).

For the meeting to be valid, it is vital that a quorum of members participates.

Please let CPMCL know if you intend to participate (details at the end of this bulletin).

How to participate

Holding the meeting virtually may make participation confusing for members who are not computer confident, or do not have access to the internet or a smartphone, so set out below are some helpful pointers.

There are two ways to join the meeting.

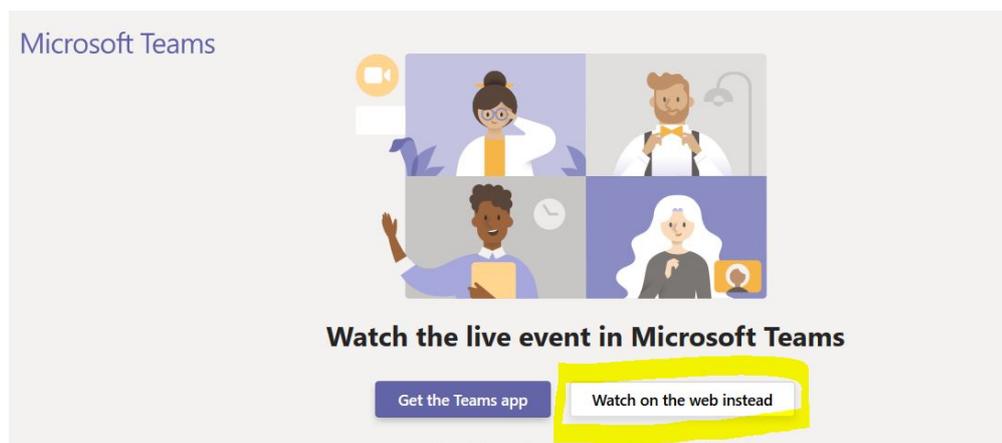
By telephone

You can call into the meeting using your house phone or mobile phone, without using the App. **This is by far the safest and the least complicated option.**

Shortly before the meeting (which will start at 7pm), you dial **0203 443 9187** and when prompted, key in the Conference ID which is **922 256 375#** on your telephone keypad. You will then be asked to identify yourself (your name) and will join the meeting.

Electronically

“Electronically” means using the Teams app on your desktop computer, laptop, tablet or smartphone, but **you do not have to download or install Teams** to participate in the meeting. By clicking on the link supplied (or copying and pasting the link into your web browser), the Teams portal will open in your browser (Chrome, Edge, Safari, Firefox, etc). Click on “Watch on the Web instead” button. See below.



If you have mislaid the email or letter containing the link, here it is again:

Microsoft Teams Link for the Columbus Point (Management Company) Limited Annual General Meeting:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_YmEwYmFhZTEtN2M3YS00Mjk2LTgyODYtN2lxMmYwZjA4ODc0%40thread.v2/0?context=%7b%22Tid%22%3a%22e130f140-a12f-41c9-b545-a0e0553ccfda%22%2c%22Oid%22%3a%2209ac730b-60b0-4f57-a887-b16c251e49d3%22%2c%22IsBroadcastMeeting%22%3atrue%7d

The meeting will be automatically recorded for the minutes, and attendees will be identified upon joining the meeting.

Because this is a “virtual meeting”, casting your vote at the meeting will, of necessity, have to be oral.

If you do not wish your neighbours or the board to know how you are voting, it is vital that you **complete the Proxy Voting form** which can be [downloaded by clicking here](#). After downloading the form, print, complete and sign it. If you do not have a printer, please contact CPMCL (details at the end of this message) and a copy will be delivered to you.

Send the completed Proxy Voting form by post to the address on the form or deliver it by hand to the HML Waterfront Office, scan it to PDF or an image and email it to the email address on the form, to the Eastbourne office or to CPMCL to pass on. All the address details are at the end of this newsletter.

Alternatively, deliver it in an envelope marked "Voting Form" to 19, 43, or 70 Dominica Court, 53 San Juan Court, 16 Monserrat Villas or 2 St Kitts Drive.

Each property has ONE vote irrespective of joint ownership, and Proxy Votes are checked so that nobody can vote more than once.

If you do not understand how to complete the Proxy Voting Form call or text 07949 268651 for help.

Completed forms must be received by 5pm 30 September.

Special Resolution

The Special Resolution is an important "patch" to be added to the Articles of Association to protect the company and its members should there be insufficient members willing to stand as directors.

If passed, it would enable the existing board members to appoint a professional company to act as a director to help to run the company on behalf of the members for up to one year at a time, until members come forward to take their place. At present, there is no protection for the members should the number of directors fall below three as no member can be compelled to become a director against their will to maintain the minimum number of directors.

As it is a change to the Articles of Association, it requires 75% of all members to approve the change. This means 277 votes in favour. It is therefore very important that members vote. If fewer than 277 votes in favour are received, no changes can be made.

Contrary to speculation, if the number of directors should fall below three, it does not mean that the amenity could be shut down or changed to something else. Instead, with no-one to manage the company or authorise payments, nothing can be done; with no maintenance carried out, the amenity would quickly fall into disrepair and become an eyesore, the company's assets (including its Reserves) and the freehold could be taken over by The Treasury, and if this occurred, properties in, around and near to the development would be blighted.

It is possible that a future board, finding itself short of volunteer directors and on the edge of the precipice, may try again to pass the Resolution as an Extraordinary Resolution in an

emergency. This Proposal seeks to avoid this situation ever arising. Further copies of the Proposal can be obtained by emailing or phoning CPMCL (details at the end of this bulletin).

Please make an effort to cast your vote.

Water Feature news

Pump serving cauldron Leg 1

With the return of the lifting gear, the pump serving the cauldron at the end of Leg 1 (Dominica Court/St Kitts Drive) was inspected and the blocked filter basket cleared. The pump is now working properly.

Light faults

A section of path lights on leg 3 (Santa Cruz Drive/San Juan Court) were repaired in the past week and at the same time some failed or failing in-pool lights were replaced. If you spot any faults such as these, you should report them immediately. See below.

Fault reporting

Please make a note of the following contact details to report faults.

- Water Feature Alerts WhatsApp group. To join the group, contact CPMCL with your property address and mobile number.
- Telephone HML Property Managers.
- Email HML Property Managers.

Contact details are at the end of this bulletin.

Communications

Columbus Point (Management Company) Limited (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 .

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