



24 October, 2025

Dear CPMCL Member

URGENT LETTER FROM CPMCL'S BOARD OF DIRECTORS

We are writing to you and all the members of Columbus Point (Management Company) Limited (CPMCL) to ask for volunteers to join the company's board as a director.

Currently, there are five directors, but with two leaving, only three will remain. With no guarantee that any of the three will wish to continue in their roles indefinitely, it is extremely important for CPMCL to have a succession plan.

So, we need some CPMCL members to join the board as directors now.

With three or fewer directors, the company will struggle to efficiently manage the business. With no directors, the company would be unable to fulfil its obligations: there would be nobody to instruct or pay contractors, property managers or lawyers, which would prevent the sales and purchases of property on the development, and the structure would fall into decay, which, in turn, would affect the value of property on the development.

CPMCL is required by Deed of Covenant to maintain the water feature, and if it fails this legal requirement, it could be sued. It is naïve to think that if the company fails, someone would be able to change the nature of the water feature into something else. The reality is that:

1. The company's legal obligation is to manage and maintain a water feature.
2. To make a change would require a board of directors to manage the legal then physical ramifications of changing that obligation.
3. It would be a very complicated process and would take many years.
4. It would cost a lot of money, and the company's reserves (were it even legally possible to use them for this purpose) would not cover even a small part of these costs.
5. Professional advisers and contractors will require guarantees and payments in advance, and building up a fund will cost members significantly more over many years than the current service charge.
6. Some owners would refuse to contribute to the costs of changing the structure, and there is no enforceable legal instrument to make them do so.
7. Meanwhile, the amenity would drain and its condition would be a blight on the development, causing property values to stagnate or fall.
8. Property sales could stop until all legal issues are resolved.

New directors do not need to have specific skills or opinions about the future of the site but should of course want to contribute to decision making, and to share the responsibilities of managing the company.

Preliminary confidential enquiries can be directed to Paul Henry at Wishtower Limited, our property managers. The directors would also be delighted to discuss responsibilities and time involved in the role of director privately with anyone interested. Contact details are shown below. We look forward to hearing from you.

Yours sincerely

Retiring directors:

Linda Fentum (San Juan Court)
Colin Lockett (Dominica Court)

Remaining directors:

Phil Hunt (Monserrat Villas)
Kevin Atkins (Martinique Way)
Christine Allan (St Kitts Drive)

CONTACT DETAILS

Columbus Point (Management Company) Limited

www.cpmcl.co.uk

Contact details:

CPMCL directors@cpmcl.co.uk

07949 268651

Property Managers:

Wishtower Limited

23 Marshall Road

Eastbourne

East Sussex, BN22 9AD

Telephone: 01323 312121

Email: info@wishtower.com

Accounts: accounts@wishtower.com

Company Secretary:

Price & Company

30-32 Gildredge Road, Eastbourne,

East Sussex, BN21 4SH

Telephone: 01323 639661

Email: NathanCoker@price.co.uk