



Columbus Point

(MANAGEMENT COMPANY) LTD

MEMBERS' NEWSLETTER - 1 November 2021

Company matters

Annual General Meeting for the Financial Year from 1 May 2020 to 31 April 2021

The company's annual general meeting will take place on Thursday, 11 November, starting at 7 pm. It will be held in the Royal Sovereign Suite of the Sovereign Harbour Yacht Club. Doors will open at 6.30 pm.

Free parking is available close to the entrance of the Yacht Club, in The Waterfront car park. A lift is available and the bar will be open before and after the meeting.

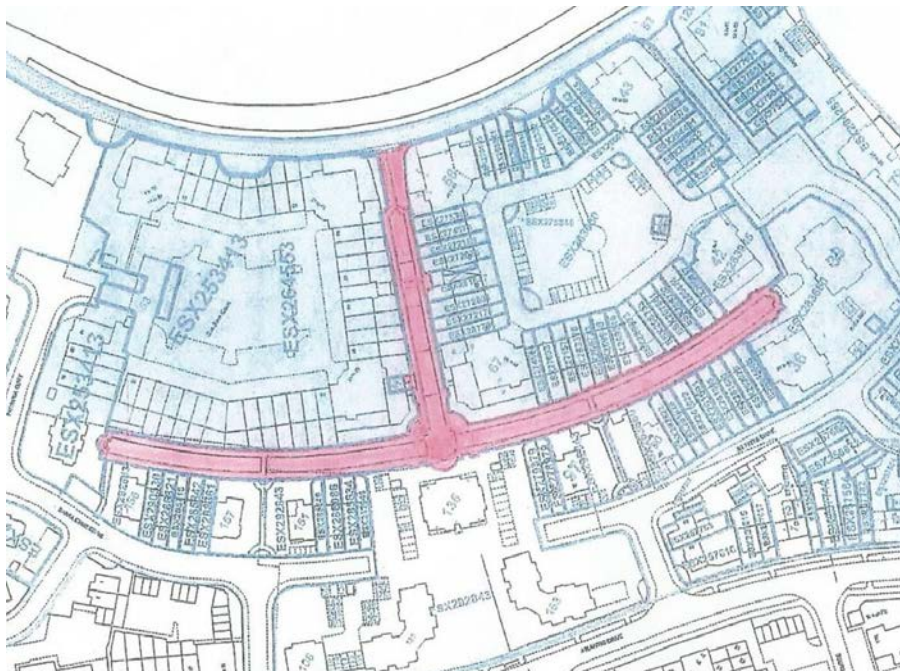
If you cannot attend, please use your proxy/absentee voting form to vote. Should you have misplaced or not received your form, another copy can be obtained by contacting HML at the email address below or can be downloaded by clicking [HERE](#). The deadline for absentee votes is 5 pm on Tuesday 2 November.

In accordance with the company's Memorandum & Articles of Association, each property (irrespective of whether there are joint owners) has one vote. Attendees are required to sign in upon arrival before receiving a voting form. All votes, including proxy and absentee votes, will be counted at the meeting, and apologies for absence recorded.

Directors

Anyone who is interested in learning more about CPMCL and being a director, should contact Erica Robinson or the directors (details at the end of this newsletter) for more information.

Water Feature matters



As can be seen from the above original development Plan, the Water Feature is the shape of an anchor. Originally Leg 2 was designed to be several yards longer, reaching the outer harbour. It was expected to run on sea water but this plan was subsequently rejected and as access to the outer harbour was no longer required, Leg 2 and its cascades were redesigned and shortened.

Leg 1 runs between Dominica Court and St Kitts Drive.

Leg 2 runs between San Juan Court and Dominica Court and ends a few yards short of the outer harbour path.

Leg 3 runs between San Juan Court and Santa Cruz Drive.

Soak test

The bi-annual one week “soak test” at the start of October, a test to check the integrity of the structure, was completed satisfactorily. The next test will be run in April 2022.

Path lights fault, corner of Legs 2 and 3

A short section of the path lights at the corner of Leg 2 and 3 went out during the week commencing 11 October, the result of a failed LED in a corner light. The faulty bulb has been replaced and the lights are now working.

Pump to cauldron Leg 3

The pump will be refurbished or replaced as soon as possible. If the pump cannot be refurbished, the cost of acquiring a new one will be met out of the General Reserve fund.

Unsociable behaviour - dog fouling

Despite the “dogs on leads” regulations in effect around the Marina, the continuous vigilance of residents and the growing use of CCTV and video-recording doorbells, dog fouling continues to be a problem throughout Sovereign Harbour. The paths, planted areas and lawns around the Water Feature are also affected.

Please take and use poo bags at all times and take a torch if walking a dog after dark. There are three easily accessible dual-purpose bins around the amenity, by the bridge at Santa Cruz Drive, the bridge at St Kitts Drive and at the entrance to the Water Feature between Martinique Way and Dominica Court; there is also a bin at the top of the footpath between Anguilla Close and Dominica Court.

Communication

Electronic communications

If you receive company communications from HML Property Managers electronically, please make sure HML have an up-to-date email address for you. You can do this by contacting them at the email address or telephone number at the bottom of this newsletter.

Keeping members informed

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.

The company's website is a useful resource for anyone wanting to know more about CPMCL, including the history of the Water Feature.

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

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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.