



# Columbus Point

(MANAGEMENT COMPANY) LTD

## **MEMBERS' NEWSLETTER - March 2023**

### **Water Feature matters**

An old pump in Tech Room A (situated at the corner of San Juan Court) failed during January and has been replaced. The cost of the pump was met from the General Reserve, rather than the Operating Budget.

### **Soak test**

The six-monthly soak test will start on Friday 17 March 2023 and run for seven days. The purpose of the test is to check the structure is water-tight. During the test the pumps will be switched off for one week.

### **Full day's vacuuming**

The structure will be vacuumed throughout on Wednesday 29 March.

### **Vandalism**

The Water Feature runs through the development and 170 properties directly overlook it.

When the cost is added up, small acts of vandalism (aka "childish pranks") can amount to a significant cost to the company and, of course, to its members. These acts can include dog fouling, adding detergents to the water, drawing graffiti on the street furniture, and deliberately damaging pipes and vents on the tech rooms.

During the summer of 2022, at a significant cost, nine of the vent covers for the fans in the tech rooms had to be replaced. During January, one of those was vandalised by being jumped on and kicked over. It will need to be repaired and, possibly, replaced.

In the past, the police have successfully prosecuted on the company's behalf and the cost of the damage has been recovered. Use the Water Feature Alerts WhatsApp group to report vandalism when it is happening.

Dog fouling has increased in recent weeks, noticeably on the grass area on the Santa Cruz Drive side of the Water Feature, where there is a dual purpose bin that can be used. There are three dual purpose bins around the Water Feature so there is no excuse for not picking up and its proper disposal.

There has been some damage to shrubs surrounding the Water Feature caused by people walking through the hedges as a short-cut to the Water Feature, specifically on either side of Monserrat Villas.

The shrubs and gardens frame the Water Feature and have a bearing on its visual impact. Urban Jungle have been offered some shrubs to fill some of the gaps in the gardens and it is hoped they will get around to doing so this spring.

### **Safety**

The Water Feature is like any other body of water and poses the same dangers, particularly for children, and, of course, when it is frozen over. It shouldn't be necessary to

remind parents to keep small children in sight and to discourage them from walking on the walls or using the castellations to cross from one path to the other.

### **The Defibrillator**

In February, the defibrillator on the St Kitts Drive side of the bridge on Leg 1 (Dominica Court/St Kitts Drive) was removed from the storage box, unpacked, and left on the wall of the Tech Room. This is a vital life-saving piece of equipment, and its vandalism is inexcusable and could have led to a bad outcome for someone suffering a heart attack.

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### **Company matters**

In March the board of directors will be preparing the company's operating budget for the financial year from 1 May 2023 to 30 April 2024. Given the current state of the economy and our commitment to our members to endeavour to keep costs down while maintaining value for money, this year's budgeting process is likely to be challenging.

### **Join the board**

This is a particularly good time to join the board and to contribute to the decision-making involved in preparing the budget. For information, contact the directors at [directors@cpmcl.co.uk](mailto:directors@cpmcl.co.uk), phone 07949 268651 or ask Jean, Colin, Phil or Chris if you see them out and about.

To comply with the M&As of CPMCL, the company can have up to seven directors who are required to be owners of properties on the development and unpaid volunteers. Currently, they are Jean Addington and Colin Lockett (Dominica Court), Phil Hunt (Monserrat Villas) and Christine Allan (St Kitts Drive). There are therefore opportunities for three more owners to become directors.

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### **Follow up from AGM**

In our last newsletter we undertook to advise members of the outcomes of three issues - vacuuming the Water Feature again during the winter months, solar initiatives and the possibility of finding energy savings by changing running times.

#### **Vacuuming**

Ultimately it was agreed not to book a winter vacuum of the structure, since weather conditions were, and remain, too unpredictable. However, as we approach the spring and Easter (Easter Sunday is on 9 April this year), and as mentioned earlier in this newsletter, the maintenance team will be carrying out a full-day vacuuming on Wednesday 29 March.

#### **Energy**

Also in November, we attended a day's forum about alternative sources of energy, in particular, solar. While interesting, the forum was aimed at domestic customers and small businesses, rather than a site such as ours and therefore it did not provide any solutions that the board could pursue.

The board committed to exploring the potential for savings by changing the running times of the pumps depending on the weather. Unfortunately, the cost of changing the clock timers would be much more than the very small energy savings identified by shortening the running times by two or three hours daily.

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## The HML Portal

What is "a web portal" website? A **web portal** is a specially designed website that brings information from diverse sources, like emails, online forums and search engines, together in a uniform way. Many businesses have their own portal for employees only, also known as the "Intranet". Usually, each information source gets its dedicated area on the page for displaying information (a portlet).

Last year the board was invited to look at the HML Portal with a view to rolling it out to members to manage their HML accounts. At the time, through a newsletter, we invited volunteers to test the site. Sadly, nobody came forward.

Of course, CPMCL provides its own windows into the company's affairs via its website ([www.cpmcl.co.uk](http://www.cpmcl.co.uk)), and provides other support via its newsletter, WhatsApp group and on-site board members. Consequently, we questioned the advantages of the HML portal but ultimately agreed to roll it out to members in May and June 2023 when members can decide whether they want to use that portal or not. **Until then, members should ignore any information from HML regarding the portal.**

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## Communication

CPMCL welcomes questions and comments from members. These can be directed to the company or the HML Property Manager. Contact details are at the end of this newsletter.

### 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

Send questions and comments related to the Water Feature and CPMCL by emailing CPMCL (details at the end of this newsletter).

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 [www.cpmcl.co.uk](http://www.cpmcl.co.uk) 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.

### Contact details

Individual members who do not have access to email can have their newsletters delivered by hand. Fortunately, this is only a handful of people. If you are not already subscribed to the newsletter, please let us have your contact details so that we can add you to the mailing list.

The Water Feature is owned by all 369 properties surrounding the Water Feature and the company manages and maintains the amenity on their behalf.

*Directors .*

**Columbus Point (Management Company) Limited**

[www.cpmcl.co.uk](http://www.cpmcl.co.uk)

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