



Columbus Point

(MANAGEMENT COMPANY) LTD

MEMBERS' NEWSLETTER - 11 August 2021

New property owners

The first half of 2021 has seen the arrival to the development of an extraordinary number of new owners. The rush to complete before the Covid-19 stamp duty reduction ended has meant that the Land Registry have been slow at completing registrations. However, eventually all the new arrivals will have their purchase registered and then become members of CPMCL.

The newsletter is delivered to all new owners on the development, accompanied by a request to join the mailing list. If you have recently moved to the development and are not on the mailing list, please consider joining the list. To be added, email directors@cpmcl.co.uk with your property address.

Should you not want to receive these newsletters delivered to your property, kindly let us know by emailing us at this same email address.

Please also refer to the Company Matters, Conveyancing section below.

Water Feature matters

Maintenance Contract

At the end of August, Giles Leisure (Lewes) will be handing over maintenance of the Water Feature to Kent & Sussex Pools (Hastings). The current contract was signed in April 2017 and late last year it was decided to put the contract out for tender to demonstrate due diligence and ensure that members were getting value for money.

The appointment of Kent & Sussex Pools follows a tendering process in which three companies, including the Giles Leisure, were invited to tender. Giles Leisure have maintained the Water Feature for around two years and continued to do so even during the worst of the pandemic lock-down. Their professionalism and commitment is acknowledged, and their hard work is very much appreciated

Some members will recognise a familiar face in the Kent & Sussex Pools team: Sam Allen. Sam was part of the South East Pools team who were appointed in 2015 following the handover from the developer. When South East Pools was acquired by Giles Leisure in 2019, Sam transferred to that company, continuing to work on the Water Feature contract, before leaving Giles Leisure last year to become a director of Kent & Sussex Pools.

Faults

Path Lights Leg 1

Path light outages are treated as high priority for Health & Safety reasons. All the path lights are numbered for quick identification, and as many of the labels have faded in the sunshine, relabelling will take place very shortly.

Towards the end of July, some of the lights on the Dominica Court side started to fade, and on 2 August some lights on the St Kitts Drive side failed completely. The faults have been traced to ant activity, the ants having created their own ant hills inside the path lights and damaging electrical cables.

Leg 1 cauldron

Because the pathway from the outer harbour between Anguilla Close and Dominica Court is a wind tunnel, this end of leg 1 attracts an extraordinary amount of rubbish such as grass, leaf and petal debris, which can block the filters supporting the pump that serves the cauldron. Between the weekly service visits, the pump filters are often blocked by this debris, and the pump cuts out. When the pump is ultimately replaced, every effort will be made to install fortified filters that can cope with the problem.

Leg 2 cauldron

The cauldron fountain at the top of Leg 2 has been out of action for several weeks after a "fix" of the inverter attached to the pump failed. A new inverter was installed, but due to the anemometer repeatedly cutting off the pumps during high wind, it has been unable to fully assess whether the repair has been successful. Investigations continue.

Leg 3 cauldron

The pump serving the cauldron at the end of Leg 3 has seized up due to flooding following torrential rain and a minor leak through pipework in the path chamber housing it. The path chamber, which cannot be moved, is beneath the water line and is prone to flooding. As the pump was replaced in late 2018, the board is reluctant to write it off before they have exhausted all possible ways to get it working again, but every effort is being made to resolve this fault quickly.

Leg 3 Water Quality - Chlorine Trial

In late April it was decided to run a three-month trial on Leg 3, changing the existing water hygiene chemicals from bromine to chlorine due to anticipated global difficulties acquiring bromine and in the hope of reducing the cost of chemicals. During the test period, the water repeatedly discoloured, primarily due to a chemical reaction between bromine and chlorine and for this and other reasons, the trial failed. On 23 June Leg 3 reverted to bromine.

Health & Safety

This month's gale force winds and torrential rain should be a reminder to everyone overlooking the Water Feature to batten down the hatches, and to secure furniture, inflatables, trampolines, toys, pots and plants as well as cleaning materials such as sponges, rags, mops, brushes and buckets, all of which have found their way into

the structure at one time or another. The image below is an archived picture of a garden table floating in Leg 1 after a storm.



The summer holidays inevitably see an increase in visitors of all ages to the Water Feature en route to somewhere else or just curious. Some visitors appear to be sign-blind or choose to ignore the safety signs. The Safety signs around the Water Feature meet legal requirements and there are five life belts at strategic points around the structure.

Common sense dictates that small children should be kept in view at all times, though this is often not the case. The Water Feature is not a paddling pool. The water contains chemicals which, if ingested in large enough quantities, could cause vomiting or make a small child feel very unwell, and the structure is covered with a polymer coating which can be slippery under foot, especially on the steps and castellations between legs.

Serious unsociable and/or unsafe behaviour should be referred to the WhatsApp Alerts Group or to the police on 101.

Company matters

Conveyancing

Our financial year runs from 1 May to 30 April. The invoice is issued and becomes due for payment on 1 May of each year. If you are selling your property but have not yet paid the current year's invoice, the invoice must be paid in full before the sale can be completed. No Transfers for Sale can be registered by the buyer at the Land Registry until the current year's charge has been settled.

Arrears

Unfortunately, a number of properties have now been referred to PDC (Property Debt Collectors) for recovery of arrears of service charge. If a file goes to PDC the initial value of the invoice can double overnight with the addition of HML's and PDC's charges. Should PDC be unable to recover the arrears (and costs), they will be instructed to proceed to the County Court, and if successful, this would result in a County Court judgment being recorded on credit files, visits from bailiffs and a considerably higher amount to repay than the original invoice.

Annual General Meeting

The provisional date for this meeting is Wednesday 10 November. The meeting normally takes place at the Sovereign Harbour Yacht Club starting at 7 pm.

Electronic Communications

While over 320 members receive this newsletter by email, a significant number of members continue to receive company communications from HML in the post, unnecessarily increasing the company's overheads. Overheads increase significantly when the bulky pack of AGM papers are posted each year, some overseas. If you are able to receive email, please give serious consideration to receiving the company's communications electronically.

To change your preferences, contact the local office of HML (details at the end of this newsletter) with your name, your property address and account number (if known) authorising them to communicate with you electronically.

Please also make sure HML have an up-to-date email address for you.

How we communicate with our members

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.



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