



Members' Newsletter - 1 August 2025

Water Feature Matters

There are no current issues to report.

Hosepipe Ban

The hosepipe ban does not affect ornamental displays and ponds. Should the rules change, CPMCL will, of course, comply.

Unsociable Behaviour

The police have failed to trace the men involved in the June incident and it is unlikely that they will pursue the matter further.

Company matters

Annual Service Charge Demand

Annual demand arrears currently amount to around £12,000. If you have not paid the charge by now, you will now face an additional £90 penalty charge and if you ignore the next demand, you will be referred to debt collectors, incurring further additional costs; and if you ignore the debt collectors, we would have no option but to issue county court proceedings.

Complaints

We have a simple complaints procedure: contact us and ask, and we will provide answers. If in doubt, contact Wishtower, our property managers, who will deal with the matter on our behalf. Complaining on social media such as Facebook often leads to misunderstandings and misinformation, which, in turn, feeds an unhelpful narrative about the Water Feature and CPMCL. Contact details are at the end of this newsletter.

Conveyancing

Recently, there have been several totally unnecessary mistakes and delays caused by inexperienced conveyancers who do not understand the complexities of buying property on Sovereign Harbour. Ideally, any buyer should use a local solicitor with experience of Sovereign Harbour conveyancing. CPMCL uses Stephen Rimmer LLP, Hyde Gardens.

If you want to sell your property quickly and efficiently and your buyer insists on using a non-

local conveyancer, it is important to refer buyers to the [conveyancing guidelines](#) on our website and make sure they pass it to their conveyancers.

Join the Board

There are currently five directors of CPMCL, all of whom must be owners of property on the development. They are: Kevin Atkins (Martinique Way), Christine Allan (St Kitts Drive), Linda Fentum (San Juan Court), Phil Hunt (Monserrat Villas), and Colin Lockett (Dominica Court). They are all unpaid volunteers and their real life work experiences have been in planning, financial management and accountancy, administration, conveyancing and project management.

The Memorandum & Articles of Association allow for seven directors. It is obviously important to ensure the team is composed of individuals who have some knowledge of the business of managing and maintaining the Water Feature and meeting our members' expectations.

If you feel you can contribute an hour or two a week and have some skill or experience to share with the company's members, we would be delighted to invite you to attend our monthly team meeting, so that you can see what happens and how decisions are made. To learn more, contact the directors or talk confidentially to Paul Henry at Wishtower Limited, who will point you in the right direction. Contact details are at the end of this newsletter.

Communication

CPMCL welcomes questions and comments from members. These can be directed to the company or Wishtower. Contact details are 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 is a useful resource for anyone wanting to know more about CPMCL, including the history of the Water Feature.

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

A handwritten signature in dark ink, appearing to read "Directors", followed by a period.

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CPMCL

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