



Columbus Point
(MANAGEMENT COMPANY) LTD

Members's Newsletter - 1 November 2024

Water Feature matters

Energy

There have been several questions about how long the feature will be running for limited hours and why.

By way of explanation, especially for new owners, earlier this year, the company's former energy supplier, SSE, converted the old electricity meter to a Smart Meter. Almost parallel to this, the company changed supplier to save money with a new contract. This change resulted from advice from an energy broker recommended by HML PMs. However, when their first bill arrived, it showed meter readings that were more than ten times higher than readings provided by the old meter for the last ten years. The implications on costs should be clear.

The energy supplier has failed to grasp or investigate the problem, and the matter is back with the Ombudsman for a second time. While the smart meter readings are being challenged, the board has decided to run the pumps for the minimum length of time necessary to provide a functioning facility and protect the pumps.

For now, the jets and fountains will continue to run from 11 am to 1 pm daily, and the cauldrons from 11.30 am to 12.30 pm daily. Pool and path lights are low-energy LEDs, and the cost of running them is negligible. A manual meter reading is recorded every week.

As soon as it is clarified whether the smart meter readings are correct or not, the board will report back to members, make decisions, and present the plans to them at an Extraordinary General Meeting. Until then, no decision can be reached other than to avoid costly risk.

Path lights

There have been a handful of partial outages this year, primarily due to ant activity, flooding on the paths and deterioration of the old cables running between them. The path lights run on three light sensors, one for each leg. Occasionally, the sensor on the boxes gets covered with dirt, cobwebs and, with the sensor on leg 2, behind bushes. The path lights will come on during the day if it is dark (a storm) or are on during the day because the sensor is obstructed.

Fault Reporting

Please let CPMCL know of any faults using the Water Feature Alerts WhatsApp group so that action can be taken. Alternatively, contact HML on 01323 819365 or via the HML Portal.

Water Quality

Several people have complained about the sand accumulating on the base of the structure and asked if it's time for a full vacuuming again.

Being an open-air amenity next to the sea, rain and wind cause all sorts of debris, especially sand, to enter the structure and sink to the base. The company arranges a full vacuuming each spring and again, if necessary, in the summer. There is no plan to vacuum the structure before the winter weather arrives; the board cannot justify spending £1,500 for short-term clarity of the water (especially while trying to shave costs from the budget in the event of a massive hike in energy costs).

Company matters

Defibrillator

A reminder that there is a defibrillator on the St Kitts Drive side of the bridge over Leg 1 (Dominica Court/St Kitts Drive). Access does not require a code, and it is designed to be used without any special training.

Antisocial behaviour

Weatherwise, this summer has been disappointing, but on a positive note, this has meant a noticeable reduction in antisocial behaviour in and around the Water Feature. However, dog fouling remains a problem, especially during and after heavy rain (presumably, dog owners want to get out of the rain rather than pick up after their dog). There is no excuse for not picking up and using one of the three multipurpose bins around the amenity to dispose of full bags.

Directors

Currently, there are five owner directors: Christine Allan (St Kitts Drive), Colin Lockett (Dominica Court), Kevin Atkins (Martinique Way), Linda Fentum (San Juan Court), and Phil Hunt (Montserrat Villas). Therefore, there are two vacancies.

If you would like to know more about being a director of CPMCL, please contact us—details are at the end of this newsletter. Jean Addington, a director until she moved from the development last year, provides much-appreciated administrative support to the team.

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.

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.



Columbus Point (Management Company) Limited

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