



## **Members's Newsletter - 1 December 2024**

### **Water Feature matters**

#### **Energy**

The energy monitor installed by CPMCL because the energy supplier would not provide their own, suggests that the smart meter appears to be correct.

The financial impact on the annual service budget means that there is likely to be a significant shortfall against the Electricity budget line, and moving forward the cost of energy will become a major part of the total budget for managing and maintaining the Water Feature.

Once the first energy invoice from the new supplier arrived, CPMCL had that and future bills frozen while the accuracy of the smart meter was challenged. Over many months, the contractors carried out a number of adjustments to the running times of the fountains, the cauldrons, the jets and filtration, to get an idea of where costs could be cut to avoid a shortfall being passed on to members in the 2025-26 Service Charge Demand, along with a large increase in the Electricity budget line for the 2025-26 financial year.

Parallel to this, while endeavouring to keep the amenity running and protect the pumps, every effort has been made to reduce other expenditure, and some savings have already been achieved on the Water Hygiene (chemicals) and General Repairs budget lines.

As promised, an Extraordinary General Meeting (EGM) is planned in the New Year, at which the board expects to be in a position to set out scenarios to protect owners as much as possible. Figures will be available at that meeting. Details of the meeting will follow. For now, the running times of the fountains and cauldrons will continue to be restricted.

#### **Pumps**

The top-up pump and the pump serving the small jets in leg 3 and surrounding the main fountain have been replaced. The cost has been met through the General Reserve.

## Company matters

### Directors

While the board believes they have exhausted all avenues related to the energy issue, should any member wonder if anything has been overlooked, please do feel free to contact CPMCL (details at the end of the newsletter). Better still, why not become a director of the company?

The directors have to be owners of property on the Columbus Point development (Anguilla Close, Dominica Court, Grenada Place, Martinique Way, Monserrat Villas, San Juan Court, part of Santa Cruz Drive and St Kitts Drive) and are bound to act in accordance with the Companies Act, 1985.

### 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](http://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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