



Columbus Point
(MANAGEMENT COMPANY) LTD

February 2017 bulletin

Company matters

Welcome to new members of CPMCL.

It is reassuring to report that since the March 2015 handover of CPMCL to the members, some 55 properties have changed hands and our conveyancing solicitors, Stephen Rimmer, report that a further 20 are either about to complete or have completed and membership of CPMCL is pending.

Succession Planning/Rotation of Directors

Two of the directors have been on the board of CPMCL since February/March 2015. One has been involved in the Water Feature Action Group and the Owners' Committee for several years before, and the other has been involved in both since moving to St Kitts Drive in the spring of 2013.

It is now really important that other members of CPMCL are given the opportunity to become directors. It is not necessary to know the history of the water feature and its handover. The main experience that is required include some basic computer skills, a desire to be involved in what's going on, attending and participating in meetings and in decision-making processes.

At present, we have four directors and the Memorandum & Articles of Association allow for seven. At this year's AGM (August 2017) one director has to stand for re-election.

If you are interested in becoming a director, if you have any time, experience, skills that you think might be useful or if you simply want to get involved, please contact directors@cpmcl.co.uk to find out more.

Unsociable Behaviour

It is disappointing that yet again dog fouling appears in the Members' Bulletin. Sadly, the problem is worsening. Incidents should be reported using one of the smartphone Apps referred to last month, the police on 101, or to Fell Reynolds (01303 228688 and management@fellreynolds.com).

The Water Feature

During January, a site survey was carried out by the contractors. The survey identified a few "nuts and bolts" issues that could do with attention, as well as some minor electrical and small plant repair and replacements that are now due, such as ventilation fans and

sump pumps. At this stage, no significant capital expenditure was identified and it is anticipated that much of the work required will take place during maintenance visits.

Refurbishment Project

The Tender document has now been sent to potential contractors. If members have any questions or comments about the refurbishment or knowledge to share, contact Fell Reynolds on 01303 228688 and management@fellreynolds.com or CPMCL at directors@cpmcl.co.uk.

Other Matters

Website

The website, www.waterfeature.eu, provides a valuable source of information about the Water Feature and CPMCL. If members have any questions which they cannot find the answers to from the website, please contact directors@cpmcl.co.uk.

The Members' Bulletin

The monthly Members' Bulletin endeavours to keep Members of CPMCL advised of company related developments as well as water feature matters, the annual service charge and information related to it and how it is being spent, and, of course, the refurbishment project and how it is anticipated it will affect members.

Of the 369 members of CPMCL, more than 300 have subscribed. Normally a hard copy is hand-delivered to new members for two months after which, if they have not subscribed, it is assumed they do not wish to receive the bulletin. Indications are that on average 65% are opened, so it is believed that the bulletin contains the kind of information members want. If members have any suggestions about the content of the bulletins, please contact directors@cpmcl.co.uk.

Of course, there is no requirement for members to subscribe to or to read the bulletin, but the mailing list does enable the board to quickly and succinctly communicate with all its subscribed members on matters of which it is believed they should be aware.

Finally, if you have new owners next door to you who may not know about the members' bulletin or how to be added to the mailing list, or if you have a friend or neighbour who does not have access to the internet, please print a copy of the easy-to-print version of this bulletin, and drop it in to them. This can be found on www.waterfeature.eu on the News tab.

Directors, CPMCL
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