



Columbus Point

(MANAGEMENT COMPANY) LTD

MEMBERS' NEWSLETTER - 3 November 2022

WATER FEATURE MATTERS

During the week 21-28 October, the water feature was switched off for the twice yearly “soak test”.

This test is called a “soak test” because it was a test to see how much water soaked into the concrete structure while the amenity was switched off. This description continues to be used but it is largely out of date since the current coating of the structure should be impervious to water and no water should be soaking into the concrete. The test also provides an opportunity for inspection of equipment and lights, and for repairs which can only be carried out while the pumps are off.

The test period was also used to identify how much energy the pumps alone use to see whether reducing running times could result in any significant cost savings.

One light in the cauldron in leg 1 (St Kitts Drive/Dominica Court) was repaired, no other problems were identified, and, as expected, the structure is holding water.

Meanwhile, the lights beneath the bridge over leg 3 (Santa Cruz Drive/San Juan Court) have failed and will be attended to as soon as possible.

COMPANY MATTERS

Recruitment

It is important to recruit successors to the existing board members.

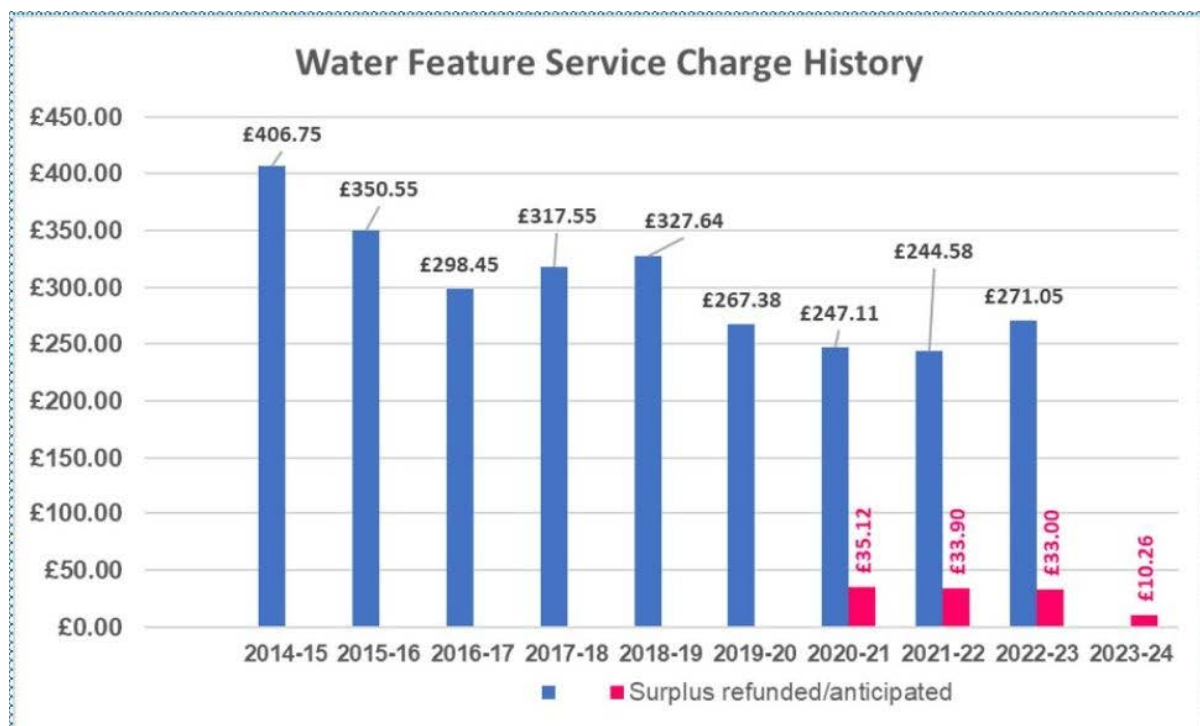
The Water Feature is managed by a committed team of volunteers, owners of property on the development, who work quietly in the background to ensure that it is presentable and affordable, and that all properties that pay for it benefit from it being there.

If you feel you can contribute some experience and time to the team, please consider volunteering to become a director of Columbus Point (Management Company) Limited. More information is available upon request (details at the end of this newsletter).

Annual General meeting

The company's Annual General meeting took place on Thursday 20 October. It was attended by just 10 properties, and 23 proxy votes/apologies were received. A copy of the minutes will be circulated by HML in due course.

The following chart was handed out showing the annual service charges since 2014 and the refunds of surplus, as well as the surplus refund which will be reflected in the 1 May 2023 demands. It is worth noting that in 2003 the developers were quoting an expected annual charge of "around £250". Had this been correct and without the strict control of expenditure by respective member directors, with inflation, this charge now might well have been £1,000 or more per property.



Future AGMs

Under the Companies Act 2006, there is no obligation for the company to hold annual general meetings and given the low attendance of this and previous meetings and the cost of accommodation, it might be prudent to only hold AGMs if there is major company business to be approved. A decision will be made in 2023 and members will be duly advised.

Any other business

At the end of the AGM under "Any Other Business" attendees were invited to ask questions. Below is a summary of the questions and answers.

Energy

The directors were asked what is the board doing in respect of the cost of energy and climate issues related to water? The directors advised a number of initiatives are being

pursued with regard to the timings of the pumps during winter with a view to reducing by 2 hrs per day and also attendance of a solar power initiative being held locally which may offer opportunities for cost savings. The directors will report back to members in the near future on their findings.

Using sea water

A question related to the use of sea water to fill the water feature.

To provide some background (that was not provided at the meeting), originally the south harbour planners intended there would be a salt water canal running from the outer harbour between San Juan Court and Dominica Court, around and under Barbuda Quay and into the West harbour marina by Key West (the pipework still exists but has been bricked in). Subsequently, we believe largely for marketing reasons, the plans were adapted to the current anchor shaped water feature which would run elaborate fountains and jets; and the pumps needed to run the fountains, jets and filtration cannot run on sea water which would also corrode the light fittings.

Vacuuming

One concern raised by a few attendees was that the bottom of the Water Feature always seems dirty and that vacuuming does not appear to happen as often as before.

By way of explanation, the amenity is an open air sea-side facility, surrounded by the outer harbour and gardens. Pollen, leaves, flower heads, grass, sand and dust (some from as far as the Sahara) get blown or rained into the water. During maintenance, debris on the base is swept up into the water to be sucked out through the filters, but some will re-settle on the base. This is perfectly normal and does not affect water quality. While vacuuming the Water Feature removes most of the debris on the base, it cannot guarantee to remove all the light debris remaining in the water after the water is agitated.

The board has two major responsibilities: To manage and maintain an attractive amenity at an affordable cost (see chart above).

In accordance with the terms of the new Maintenance Agreement and with cost control in mind, the 2022-23 budget allows for four full vacuum cleaning visits annually, at £300 each, even though more than four may be desirable. The best time to carry out this work is during the spring (1), summer (2) and early in the autumn (1), when weather conditions are fairly reliable, but in the meantime the board is intending to consider the value of booking an additional full or partial vacuum before the winter weather sets in.

Utilising reduced water levels

Another property owner questioned what items were “desirable (rather than essential)” should water levels drop due to any government directive on reducing water usage in the future as noted on a recent newsletter. The meeting was advised that this would be taken as an opportunity to address some blistering of the coating on Leg 3 which can only be

done when water no longer covers the steps, and this would be funded from general reserves and not funded by members directly.

Michael Steel

Finally, the chairman thanked the previous chairman Michael Steel for his excellent contribution to the water feature over many years and in particular for his legal expertise. Michael sadly passed away earlier this year and will be missed by all who knew him.

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.

Electronic communications

If you receive company communications from HML Property Managers electronically, please make sure HML have an up-to-date email address for you. You can do this by contacting them at the email address or telephone number at the bottom of this newsletter.

Keeping members informed

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.

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.

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

www.cpmcl.co.uk

Contact details:

CPMCL directors@cpmcl.co.uk

07949 268651

HML Property Managers

27 The Waterfront, BN23 5UZ

Tel: 01323 819365

Fault Reporting Info.eastbourne@hmlgroup.com

Property manager Erica Robinson Erica.robinson@hmlgroup.com

CoSecretary Tel: 0208 662 8800 Company.secretarial@hmlgroup.com

Accounts Tel: 0208 662 8800 Accounts@hmlgroup.com

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