



Columbus Point

(MANAGEMENT COMPANY) LTD

MEMBERS' BULLETIN FOR MARCH 2018

Water Feature matters

Extreme weather As a consequence of the extreme weather the UK is currently experiencing, it was decided to switch off all jets and fountains to reduce water loss and over-spray onto the paths. They will remain off for the time being and the situation will be assessed when the weather system has passed. Filtration will continue to run in Legs 1 and 2. Leg 3 has been drained and everything switched off for the re-coating. Everyone should please take care until weather conditions improve.

February soak test Following the leak detection last year, to address any lingering concerns the soak test during February was extended from one to two weeks. Although the results were satisfactory, an intermittent but minor issue related to the top basin in Leg 2 continues to be closely monitored.

Operations & Maintenance Manual The board has now commissioned up-to-date drawings to replace those provided in the 2014 O&M Manual. This is an important step in the process of updating the manual with reliable and relevant material.

Clocks All the clocks throughout the amenity are analogue which makes precision adjustments difficult. One of the objectives for 2018/19 financial year is to investigate changing from analogue to digital.

Timers At the 2017 AGM, CPMCL committed to review the timing of the fountains. A trial timetable (below) has been agreed and from Friday 2 March, the fountains will come on at 10 am each day instead of 9 am and during the 4 summer months they will go off at 10 pm. instead of 11 pm. The timings will be reviewed throughout the year to ensure that they do not have a negative impact on water quality. There is no change to the lighting timetable.

FOUNTAINS AND LIGHTS SCHEDULE (Amended February 2018)

MONTH	FOUNTAINS ON	FOUNTAINS OFF	IN POOL LIGHTS ON	IN POOL LIGHTS OFF
January	10.00 am	9.00 pm	3.00 pm	Midnight
February	10.00 am	9.00 pm	4.00 pm	Midnight
March	10.00 am	9.00 pm	5.00 pm	Midnight
April	10.00 am	9.00 pm	6.00 pm	Midnight
May	10.00 am	10.00 pm	7.00 pm	Midnight
June	10.00 am	10.00 pm	8.00 pm	Midnight
July	10.00 am	10.00 pm	9.00 pm	Midnight
August	10.00 am	10.00 pm	9.00 pm	Midnight
September	10.00 am	9.00 pm	7.00 pm	Midnight
October	10.00 am	9.00 pm	5.00 pm	Midnight
November	10.00 am	9.00 pm	4.00 pm	Midnight
December	10.00 am	9.00 pm	3.00 pm	Midnight
			PATH LIGHTS	
Day light sensors			Dusk	Dawn

Flooded paths During heavy rain, flooding occurs on the paths at various spots around the water feature. This is a result of poor drainage from the landscaped areas. The gardens around the amenity are the responsibility of Hazelvine and they have been asked to investigate.

New contractor In accordance with CPMCL's policy to reduce costs and to employ local contractors wherever possible, harbour-based Sussex Caretakers have been appointed to carry out ground maintenance for CPMCL, replacing Urban Jungle. Members may see them once a week for an hour or two, dealing with tech room, path and bridge weeds, litter picking and sweeping up leaves and other debris from the paths.

Urban Jungle remain the landscaping contractor for Hazelvine. CPMCL takes this opportunity to thank Martin and his team at Urban Jungle for all their support since the handover of the amenity.

Re-coating news Leg 3 was drained on Friday 23 February and re-coating of the structure started on Monday 26 February. Weather permitting, this leg will take around four weeks to complete.

Subject to extreme weather actions referred to at the top of this bulletin, it is hoped that the legs not being re-coated can continue to run. This will depend on water levels and should levels drop beneath the height of the jets, they might have to be turned off. However, the filtration units will continue to run to maintain water quality through the continuous circulation and treatment of water.

While the work is being carried out, members are politely asked to direct any questions, comments or complaints about it to the property manager at Fell Reynolds (01303 228688) or the directors, both of whom can also be contacted at the email addresses at the bottom of this bulletin.

Lighting & other works During the refurbishment, electricians will be on site to carry out repairs to three pairs of in-pool lighting and to replace any cables that may have deteriorated. They will also be installing under-bridge lights on the Santa Cruz/San Juan Court bridge. At the same time, the stainless-steel fittings on the bridge and barriers will be cleaned and rusted bolts will be replaced with stainless steel. The filters ("mushrooms") in the channel will be removed and, if necessary, cleaned and repainted.

Unsocial behaviour While the re-coating is taking place, some individuals may be tempted to use the empty legs of the structure for undesirable purposes, so it is important that members remain vigilant and endeavour to stop any damage occurring and to report any incidents to Fell Reynolds and the directors of CPMCL.

The contractors may be installing cameras to monitor the progress of their work, and CPMCL has set up a WhatsApp group for members to ask for assistance should they need help to deal with potential incidents. To be added to the Group, please email directors@cpmcl.co.uk with your mobile number.

Dog fouling There are three strategically placed multi-purpose bins around the amenity (the highest density of bins in the harbour) so there is no reason for dog owners to be unable to find one and there is no excuse for throwing full bags into the shrubs or, worse, into the water feature.

Company matters

2018/19 budget & invoices CPMCL's financial year runs from 1 May to 30 April each year. During March and April, the board will be meeting to agree the service charge for 2018/19, looking at expenditure and making an informed decision about future spending based on the invaluable knowledge acquired in the four years since the handover from Persimmon

Homes. At the same time, it will be necessary to consider future projects, improvements and refurbishment activities.

The invoices will be sent on or around 1 May and members have 30 days in which to settle the charge. Members who have not paid the charge within 30 days are sent reminders and then charged a penalty of £25.00 which represents Fell Reynolds' costs for additional work required to collect the arrears. In this financial year, several properties have failed to settle this penalty charge, and should it remain unpaid by 30 April, it will be added to their 1 May service charge invoice.

Arrears All Square Legal (a subsidiary of the Qdime Group) is dealing with the collection of member arrears which is currently around £1,500.00. It is disappointing that a handful of members refuse to pay the charge even after several reminders.

Members' questions There were no questions, comments or complaints this month.

Communication CPMCL uses this bulletin to keep in touch with members about both the amenity and the company. If you have questions about either, members can contact the property manager at Fell Reynolds or the directors of CPMCL, whose email addresses are at the bottom of this bulletin.

New owners Obviously, some new owners may not know the role of CPMCL or how to find out more about the water feature, so if a new owner has moved in nearby, if you have met them please ask them to contact CPMCL to join the mailing list, but in any event please print a copy of this bulletin and give it to them.

If you are receiving a copy of this bulletin and are connected to the internet, you are invited to join the mailing list to receive these bulletins electronically in future. To do so, email the directors (at the email address at the bottom of this bulletin) to join the list.

If you are not connected to the internet and would like this bulletin delivered to you, please (a) call Amanda Smith at Fell Reynolds (01303 228688) and ask her to contact CPMCL with your details, (b) drop a handwritten note in at 53 San Juan Court or (c) ask a neighbour to email CPMCL (address above) on your behalf, and future bulletins will be delivered to your property.

Management team meetings (members' invitations) In the next month or two, the board plans to contact individual members to invite them to sit in on management team meetings. On the agenda will be subjects such as budget and AGM planning, communication, contractor reviews and updates related to the refurbishment. The management team comprises the four directors, and the meetings normally occur once a week at The Waterfront and last a couple of hours.

It is hoped that invitees will welcome the opportunity to come along to a meeting and will leave with a better understanding of how decisions are reached and the work that is done by the board on behalf of all the members. If any members would like to receive an invitation, please contact CPMCL.

Finally, more information about CPMCL and the water feature, including its history, photographs and useful conveyancing guidelines, can be found at www.waterfeature.eu.

Contacts:

Fell Reynolds management
management@fellreynolds.com

CPMCL
directors@cpmcl.co.uk

Directors

CPMCL