



Columbus Point

(MANAGEMENT COMPANY) LTD

Members' Bulletin - September 2020

Water Feature news

The pump serving the cauldron at end of Leg 1 has been running on a reduced height for a couple of weeks. This section of the Water Feature is affected by strong wind from the outer harbour, exacerbated by the wind tunnel created by the footpath between Dominica Court and Anguilla Close. This leads to leaves and other rubbish blowing into the water and clogging up the pump filter basket.

The hydraulic lifting gear used for lifting the heavy manhole covers housing some of the pumps, and in particular the pump that feeds the cauldron on Leg 1, has been off-line for servicing but is expected to be back shortly. Once it has been returned, the pump basket will be inspected and cleared.

As mentioned in an earlier newsletter, the pump is one of the last pumps that were included at the handover in 2014, so if it needs replacing due to its age, wear and tear, it will be replaced and the cost will be charged to the General Reserve fund.

The company has two light-weight skimmers available to borrow should anyone wish to skim leaves and other rubbish from the top of the water at any time. To borrow them, send a message to the WhatsApp Water Feature Alerts group (see Communications section at the end of this newsletter).

Path lights

A section of path lights on the Santa Cruz Drive side of Leg 3 failed during August. Wiring improvements were made in 2015 to separate the drivers, so that if a light failed only a few of the lights will go down, giving a reasonable degree of light on the paths, especially after midnight when the in-pool lights go off. This fault has now been reported and should be attended to shortly.

At the same time, the wiring of this section of lights will be sealed to protect the wiring from further deterioration, thus extending the life-span of the lights.

Bi-Annual Soak Test and In-pool lights

Twice a year (usually after Easter week and October) a “soak test” is carried out. This entails turning off the water feature completely for seven days, and taking a water meter reading at the start and another at the end to confirm there are no structural vulnerabilities. During these tests, in-pool lighting is tested; drivers and waterproof seals are checked and worn or fading LEDs replaced.

Reporting visible faults

Because they’ve been identified by Christine while she walked her dogs around the Water Feature, many of Water Feature faults were identified and fixed quietly in the background under the radar of members, for the most part without any awareness that they’ve even occurred. With her retirement from the board and her change in circumstances, it will become the community’s responsibility to be the “eyes on the ground”, particularly those properties overlooking the Water Feature.

If you have any concerns, or see anything that doesn’t look normal - lights (in-pool and path), jets that aren’t working, fountains that seem to be stressed, path weeds or moss that have not been attended to for some time - please don’t assume someone else has done something about it.

To report faults, you should contact Erica Robinson at HML Property Managers by telephone or by email and report it. Her details are at the end of this bulletin. Use the WhatsApp Group (see Communications at the end of this newsletter) if it's urgent.

Company news

AGM

The Annual General Meeting of Columbus Point (Management Company) Limited was rescheduled due to coronavirus concerns.

The meeting is scheduled to take place on Thursday 8 October, starting at 7.00 pm, and the Royal Sovereign Suite at the Sovereign Harbour Yacht Club has been booked for the event. Depending on attendance and member engagement (questions), the board anticipates the business of the meeting will take no more than ninety minutes.

Some new owners are not yet members of the Company and will not have received the paperwork, nor will they be able to vote. However, subject to availability (see below), they may ask to attend the meeting in person.

Restrictions due to Covid-19

Although they may change between then and 8 October, the current Covid-19 restrictions limit the number of people at an event to just 30. After accounting for the management

team, there will be 23 places available for members.

To give everyone the opportunity to attend, it has been agreed that attendance should be limited to one person per property and pre-booking on a first come, first served basis. If you wish to attend, please email directors@cpmcl.co.uk who will be maintaining this Register.

Do not turn up on the night without pre-booking, as you may be turned away.

At this stage there are no plans to offer a virtual alternative (using, say, Zoom).

Proxy (Absentee) Voting

Proxy voting forms are being sent out in the next few days. Instructions on how to vote are shown on the form. If you have any questions or unsure about the instructions, contact directors@cpmcl.co.uk for clarification. More information is set out below.

Given grave uncertainty surrounding government guidelines about numbers of people who may congregate in the same area, mask wearing and health concerns and how they could affect the Yacht Club's ability to accommodate the meeting, the board strongly recommends that all members vote by post or email in advance of the meeting. This does not prevent members who have already voted attending the actual meeting if they wish, provided they have registered in advance (see paragraph above).

To use the proxy form, you may:

1. Decide not to vote yourself, but to give your vote to the Chair of the meeting or name another member to cast their vote for you. If that's your choice, you should complete your details, check the box that nominates the Chairman or someone else and name them, and post, email or deliver the form as described below, or to whoever you wish to vote on your behalf.
2. Decide to vote but choose to hand your voting form to another member to hand in at the meeting in person, or post, email or deliver as described below on your behalf.
3. Decide to vote but are unsure if you will attend the meeting, in which case follow any of the suggestions in 4 below.
4. Complete the voting form with your details and your votes and :
 - deliver or post it to Erica Robinson at HML Property Managers at 27 The Waterfront, BN23 5UZ (via the front door between the two sections of Simply Italian) or post it to The Company Secretarial department (details on the form and at the end of this newsletter).
 - Deliver it in a sealed envelope to one of the directors (19, 43, 70 Dominica Court, 53 San Juan Court, 16 Monserrat Villas or 2 St Kitts Drive)

- Scan it to a PDF and email it to company.secretarial@hmlgroup.com, directors@cpmcl.co.uk or Erica.robinson@hmlgroup.com
- Photograph it to and save it as a JPEG using your mobile phone and email the image to company.secretarial@hmlgroup.com, directors@cpmcl.co.uk or Erica.robinson@hmlgroup.com or send it as an attachment by WhatsApp or text message to 07949 268651.

Whichever way you submit the voting form, it will be passed to HML's Company Secretarial division and your votes recorded.

New Directors

No nominations have been received for new directors and the deadline has now passed.

Agenda

There are the following main items to be voted upon.

1. Ratification of appointment of Jean Addington (Dominica Court) and Neil Hunter (Dominica Court) as directors of the company. Jean and Neil joined the board in December 2019.
2. The Proposal to amend the Articles of Association.

Proposal to amend the Articles of Association

This year members will be asked to vote on an important proposal to amend the Articles of Association so that should the number of member directors fall below three, a professional company can be appointed to become a director to take responsibility for the management of the company (with any remaining member directors). The purpose of this Proposal is to protect the company.

It will require 75% of ALL members to vote in favour of the Proposal for this Proposal to pass. This is why it is vital that everyone votes.

Full details are set out in the Proposal that was sent with the Agenda a month ago.

If you require a further copy of any of the papers or have any questions about the AGM or the Proposal, please contact Erica Robinson at HML (details at the end of this bulletin).

If you do not want to attend the meeting, a copy of the Presentation (which is a handful of slides and based on the Directors' Annual Report) will be available upon request, and the Minutes of the Meeting will be shared when they are available.

Communication

Columbus Point (Management Company) Limited (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.

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.

Directors .

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