



Columbus Point
(MANAGEMENT COMPANY) LTD

MEMBERS' BULLETIN - 30 May 2020

Company matters

Annual charge

If you have not yet paid the Water Feature invoice, you should do so as soon as possible. If you have not received your invoice, please contact HML or let us know and we will arrange for a copy to be sent to you.

This year's charge is £247.11. Many members have benefited from a £35.12 surplus refund reducing this year's charge to £211.99. Those who have not benefited from the refund are primarily new owners.

Annual General meeting

Date of the meeting

These are uncertain times. The vulnerability, safety and wellbeing of all our members (as well as everyone involved in organising and holding our meeting) are high priority.

Columbus Point (Management Company) Limited is a private non-trading company. The last AGM was on 11 July 2019 and the Companies Act 2006 states that the next meeting can be deferred by three months.

In the hope that we can have a physical meeting rather than a virtual one, it has been decided to move the date of the 2019-20 Annual General Meeting to **Thursday 8 October 2020**. More information will be available nearer the time. Please update your diaries.

Water feature matters

Coping stones

Coping (or "capping") stones are the large flat sandstone sections of masonry topping the outside holding walls of the Water Feature. Whereas those in some areas are dried and bleached in the sun, those in shaded areas need to be thoroughly cleaned and treated to

deal with dirt, mould and algae developing within the stones.

In coming weeks, Metrix Contractors will be on site to steam clean, carry out an environmentally friendly chemical treatment, and to deal with the erosion of the mortar between and beneath the stones.

Cauldron Pump Leg 1 (Dominica Court, Martinique Way, St Kitts Drive)

The pump serving the cauldron at the end of Leg 1 is showing signs of failing. This is one of the last original pumps installed by the developer and has served us well. Due to Covid-19 it is anticipated that there may be delays in completing the order for a replacement.

Annual site maintenance

By observing distancing rules, various small maintenance tasks have been carried out on site. These included the annual cleaning and painting of path lights, replacement of life-belt supports, annual high-viz paint on the bridge steps and general repairs and tidying up.

Sand, dirt and detritus

People are noticing that there is dirt, sand, leaves and bird droppings on the steps and the bottom of the Water Feature. As this is an open-air facility by the sea it is impossible to keep it clear of this sort of debris.

Had the coronavirus not led to lock-down and social distancing, the Water Feature would by now have been vacuumed throughout, removing most of the detritus.

However, this week Leg 1 has been vacuumed and over the next few weeks, weather permitting, legs 2 and 3 will be dealt with.

Communication

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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