



# Columbus Point

(MANAGEMENT COMPANY) LTD

## **MEMBERS' BULLETIN FOR JUNE 2018**

*This is an unusually lengthy bulletin because of the handful of members' questions requiring long answers.*

### **Water Feature Matters**

#### **Refurbishment**

The re-coating of the structure and additional repairs and improvements are expected to conclude later in June.

Metrix, the contractors, and WestWood, the manufacturers of the coating, have kept the board informed at each stage of the repairs to the coating in the few areas where blistering occurred and the start of the coating of leg 1 was delayed to ensure that they understood its cause and had resolved the problem.

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### **Company Matters**

#### **Arrears**

The service charge for the period from 1 May 2018 to 30 April 2019 became due for payment on 31 May, so that if members have not yet paid the charge, now would be a good time to do so.

Following the acquisition last November of Fell Reynolds by Qdime Limited (who own, among other companies, Hazelvine and All Square Law) the recovery of arrears was transferred from PDC to All Square Law.

Any previous arrears have been added to new service charge invoices of debtors and if those invoices have not been paid in full by 31 May (30 days after the invoices were issued) proceedings will be started for full recovery and costs.

*The consequences of a County Court judgment include the inability to obtain credit and loans (including a mortgage) and a negative credit report for up to six years.*

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### **Members' questions and comments**

Some of the members who have made contact with CPMCL and/or Fell Reynolds with complaints or questions this year have been invited to come along to one of the management's team meetings to discuss their concerns in person. While CPMCL is happy to give email replies, coming to a meeting gives the directors the opportunity to discuss members' concerns.

The annual service charge invoice has prompted a small number of questions this month, some of them requiring detailed replies, which are summarised below.

#### **1. Why can't I pay the service charge by instalments?**

**Answer:** CPMCL relies on the prompt payment of service charge in advance to carry on its business to manage and maintain the Water Feature and cannot agree to payment of the charge by instalments. CPMCL has no obligation to agree to informal arrangements that can be extremely difficult to enforce.

#### **2. Why am I paying more this year than last? I thought you were trying to keep costs under control.**

**Answer:** Please refer to the commentary that accompanied the invoice. An increase of £10.00 over last year does not mean that costs are “out of control”.

#### **3. CPMCL and this contractor have not filled in the hundreds of little recesses in the concrete surface.**

**Answer:** As with the 2012/13 re-painting, the current re-coating specification did not include making changes to the basic concrete structure. The coating in 2012/13 was a chlorinated paint which did not claim to provide a water-tight non-porous covering.

The new coating used by Metrix is a non-porous two-part epoxy resin coating, not paint. Besides the longevity of the resin coating, a major reason to select this coating was to ensure that it can reasonably be relied upon not to absorb water through its surface.

Set out below is an explanation of the application process:

- The concrete structure is thoroughly cleaned and when dry, a primer is spread over the concrete. The primer covers the contours, lumps, pimples and pits in the concrete, creating a water-tight barrier which cures within 30 minutes during normal conditions.
- Large chips, cracks and gaps (including the gaps between sections of the structure formerly covered by plastic trims) are filled with a specialist filler and (if necessary) waterproof felt, smoothed and primed.
- This is followed by between 2 and 3 layers of resin sealer (the colour layer) which fuse with the primer layer. In some sections of heavy wear such as the castellations and weirs between each basin in Leg 2, up to five layers of sealer have been applied.

#### **4. The Water Feature is a white elephant and a money pit**

**Answer:** It is disappointing that after six years some members still consider the Water Feature to be “a white elephant” and “a money pit”, even though it is apparent that the Water Feature brings added value to the development, especially after the many years it was derelict. Properties are selling and prices are rising and some prospective purchasers want to buy on the development because they like the Water Feature.

The board has endeavoured to improve the image of the structure and keep costs level (at around £300 for three successive years) since taking over and will continue to prioritise this objective.

**5. It's such a shame that what a majority of freeholders and leaseholders wanted (in 2012) didn't happen.... what a shame common sense didn't prevail and the feature filled in and landscaped?**

*This comment refers to an ad-hoc vote in 2012 when the Water Feature was being prepared for handover. It is often referred to as "the fill it in argument" and the comment gives CPMCL a further opportunity to provide a clear and definitive response.*

**Answer:** While there are several financial, legal and logistical reasons why filling in the structure and landscaping it cannot be done, the most important one should not be ignored: **Each Deed of Covenant is a one to one contract between the company and member (property). Therefore, any change requires the consent of each and every one of the 369 members. Should just one member dissent, there can be no change.**

At several meetings prior to and since the 2015 handover, including the last three AGMs, the matter of changing the use of the structure has arisen. Ray Blunden (Dominica Court) was a director at the time of the handover and has considerable knowledge of the matter and has volunteered to chair a working party for those members who wish to clarify and investigate the possibility of changing the nature of the structure.

If any members wish to be involved in such a working party, please let CPMCL know and they will ask Ray to be in touch.

**6. Directors' Annual Report – Future Projects.** Any proposals to change the Articles of Association of CPMCL should be sent to all members a month in advance so consideration can be given to any changes that may be made. After all, these articles are the foundation on which this company stands.

**Answer:** The members will be given prior notice.

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## **AGM**

The Calling Letter for the AGM should be delivered to members early in June. **The Annual General Meeting will be held at 7.30 pm on Thursday 19 July at the Sovereign Harbour Yacht Club.**

Only members of CPMCL are able to attend and each property (irrespective of how many registered owners there are) will have ONE vote. More information will be available from Fell Reynolds' Company Secretarial department (contact details at the end of this bulletin).

In accordance with the Articles of Association, one director must stand down at each AGM and if they wish, they must be re-elected at the AGM. This year Bruno Di Lieto will be standing down as a director.

## **Recruitment**

With many standardised procedures in place to ensure that the company manages the amenity as smoothly and efficiently as possible as well as the imminent completion of the major refurbishment, this is an ideal time for new directors to join the board.

Along with the AGM pack members will receive a Directors' Role (or Job) Description, and

Nomination & Acceptance form to be used to nominate new directors.

The directors would be delighted to invite any potential new directors to come along as guests to one or two team meetings to demystify and allay concerns about becoming a director.

**Please seriously consider whether you would be prepared to join the Board and play a part in the future of CPMCL and the Water Feature.**

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## **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.

## **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 paper 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 CPMCL (details at the end of this bulletin) to join the list.

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

Finally, more information about CPMCL and the water feature, including its history, photographs and useful conveyancing guidelines, can be found at [www.waterfeature.eu](http://www.waterfeature.eu).

## **Directors CPMCL**

[www.waterfeature.eu](http://www.waterfeature.eu)

## **Contacts:**

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