



**Columbus Point**  
(MANAGEMENT COMPANY) LTD

## **MEMBERS' BULLETIN - 30 June 2019**

### **WATER FEATURE MATTERS**

#### **1. Anemometers**

The anemometers (wind sensors) for both legs 1 (Dominica Court/St Kitts Drive) and Leg 3 (San Juan Court/Santa Cruz Drive) have been successfully replaced with new technology. The wind-speed has been adjusted to a higher setting and the duration the jets and fountains stay off during strong wind has been reduced.

The reasons for having anemometers are to save water that is lost when it is blown onto paths and bridges and passers-by, and also to reduce evaporation which occurs when water is blown into the air. Setting the pumps to come on after too short a time puts pressure on the pumps, and it may be necessary to fine-tune the settings to get it right. Suggestions and alterations to these settings, should they appear to be excessive or inadequate, are welcomed.

The anemometer at the top of Leg 2 has not worked for at least ten years. In the next couple of months, the specialist contractor will be looking at the electrical diagrams to see what it actually affects (it is unclear if it shuts off the central fountains), and whether the existing wiring has corroded.

#### **2. South East Pools**

South East Pools (Bexhill-on-Sea) have maintained the Water Feature since the spring of 2015. This June the company merged with Giles Leisure Limited (Lewes). Apart from smart new T-shirts, a change of name and a new management team, it will be business as usual.

#### **3. Path care**

Last month Urban Jungle kindly stepped in to remove weeds and debris from the paths, bridges and roofs of the tech rooms. It has now been agreed that Martin and his team will continue to take care of the paths on behalf of CPMCL for the next 12 months.

## **COMPANY MATTERS**

### **1. Annual General Meeting**

The company's Annual General Meeting will take place on Thursday 11 July starting at 7.30 pm in the Royal Sovereign Suite, Sovereign Harbour Yacht Club. The meeting will last about an hour and will be followed by informal questions and answers.

There is a lift from the ground floor. The bar will be open prior to and after the meeting. Members will be asked to identify their property and to sign in before admission to the meeting. Some new owners are not yet members of CPMCL so will not be on the Register of Members; they are welcome to attend the meeting but will not be able to vote.

At the meeting members will be asked to vote on the Proposal relating to the Lump Sum Special Reserve. This is an important vote and members are asked to make sure they vote, either in person at the meeting or by using their Proxy Vote form which was sent out by the Company Secretary last week. In anticipation of the acceptance of the Proposal this year members benefited from a reduction in their annual service charge.

### **2. Annual service charge**

This year has seen a £60.00 reduction in the service charge over last year from £327.64 to £267.37. Even so, a dozen or so members have failed to settle the invoice, and have incurred a penalty recovery charge of £96.00.

### **3. Absentee owners/landlords - do HML have your details?**

Many of those who have not settled the invoice are either absentee owners or landlords. If you have not provided HML Property Managers with a postal or email address to write to you, communications must go to the property address and in many instances, tenants throw away post that is not for them.

If you have not settled the invoice because you believe it has not been received, please contact HML Property Managers urgently.

---

### **4. Members questions**

Although conveyancing is so important, it is also a rather dry subject to most people who leave it up to their solicitors to understand, yet it may be opportune to use this section of the bulletin to explain a couple of points.

#### **Conveyancing**

Each time a property on the development is sold, CPMCL's solicitors (Stephen Rimmer LLP), HML Property Managers and CPMCL ensure a Deed of Covenant is executed

(signed and witnessed) by the new owner. Once completion of registration of the new owner's title has occurred, the Register of Members can be updated and they become members of the company.

Conveyancing Guidelines, which were drawn up by CPMCL's solicitors are available on CPMCL's website and make buying and selling on the development much easier and less confusing.

---

### **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 details.

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 .*

### **CPMCL**

[www.cpmcl.co.uk](http://www.cpmcl.co.uk)

Contacts:

CPMCL: [directors@cpmcl.co.uk](mailto:directors@cpmcl.co.uk)

HML PMs: [wutt.suttasuntorn@hmlgroup.com](mailto:wutt.suttasuntorn@hmlgroup.com)