

Bulletin – 15-16 July 2015

Annual General Meeting

At the first CPMCL AGM on 26 June, the new directors of CPMCL were elected. These are (in alphabetical order) Christine Allan (St Kitts Drive), Sandra Cheesman (San Juan Court), Bruno DiLieto (Dominica Court) and Richard Moakes (also San Juan Court). The meeting was attended by around 90 people (about 70 properties).

Minutes of the AGM will be approved shortly. Thereafter a copy will be uploaded to www.waterfeature.eu website for members to download.

After the business of the AGM on 26 June, there was a general discussion. A handful of owners stayed for this discussion which was dominated by the subject of changing the feature into something else. In the first instance the way forward would be for the members to form a working party to carry out the work required to ultimately produce a Proposal to put to the board.

CPMCL News

In accordance with the new directors' commitment to work in the interests of the members and always seek value for money, cost effective changes have already been made.

1. West Mead Engineering Consultants have produced an independent report into the water feature. They have also produced a definitive report into the handover condition of the feature so that we have a starting point from which to proceed.
2. Secondly, members will have noticed the [REDACTED] condition in which the feature was handed over at the end of June - that is the point at which Persimmon claimed their role in the history of the water feature ceased. The then

contractors [REDACTED] a Maintenance Contract which the directors did not feel represented value for money. Negotiations [REDACTED] stalled and Persimmon refused to engage with CPMCL on the condition in which the feature had been left [REDACTED].

3. We are pleased to advise that a new contractor, South East Pools from Bexhill, has been appointed to maintain the water feature on a short term contract. Please do not make requests, report faults or raise any other issues directly to them. These should be directed to Fell Reynolds, 01303 228688 management@fellreynolds.com who are our managing agents.

4. Because the history of the water feature already exists online, the directors have decided against having a dedicated website for the company. All history, bulletins and information will now be maintained on www.waterfeature.eu which a resident has agreed to maintain as a resource for CPMCL. This is also a useful source of information for both agents and potential purchasers.

5. Fell Reynolds have established a dialogue with PC Ed Faulkner, whom many of you know, in regard to police-related issues around the water feature. Please see below (Antisocial behaviour, Vandalism & Criminal Damage).

6. Urban Jungle will continue to maintain the pathways around the water feature on a regular basis. Fell Reynolds are working with them to formalise the arrangement. We have ascertained that the shrubbery around the water feature and the shingled edge alongside properties' garden walls are the responsibility of Hazelvine, and you should contact Hazelvine if you have complaints, suggestions or issues related to these.

Antisocial behaviour, Vandalism & Criminal Damage

Now that the water feature has been cleaned up and belongs to the members, it is even more important to report antisocial behaviour, vandalism and criminal damage. Please call 101 to report antisocial behaviour and please call 999 to report vandalism and, particularly, criminal damage. Please obtain a Report Number and advise Fell Reynolds so that they can collaborate with the police to obtain restitution where damage has occurred.

The Future

1. In accordance with procurement rules, the directors are working with Fell Reynolds and West Mead to produce a tender document.
2. South East Pools will continue to maintain the water feature and will be invited to tender for the contract moving forward.
3. Fell Reynolds are formalising the Urban Jungle path maintenance agreement.
4. They have also acquired an agreement with Utilitas to reduce the cost of electricity.
5. South East Water has installed telemetry to keep a close eye on water use and will notify us immediately any unexpected water use is identified.
6. West Mead have identified items of capital expenditure which the directors are addressing and will use procurement processes to ensure that we are getting best value for money.

We believe this bulletin reflects a positive and brighter outlook for the future.

And lastly,

If you have a new neighbour or know someone who does not have email, please print this message and deliver it to them.

If you are receiving this because you are a new owner, welcome to Columbus Point. Please let us have your email details and we will add you to our mailing list.

The Directors

CPMCL

cpmcl-ids@outlook.com