



Columbus Point

(MANAGEMENT COMPANY) LTD

Members' Bulletin – 1 August 2015

Maintenance

An interim monthly rolling Maintenance Agreement has been signed with South East Pools. They will of course be invited to tender for a permanent Agreement along with other contractors in due course.

As part of a planned and environmentally respectful programme to bring the feature up to the highest possible standards, South East Pools have treated the water with chemicals and the water quality is rapidly improving. To maintain water quality, the fountain timers have been adjusted for maximum efficiency and for the time being they will run from 8 am until 11 pm. Fountain and lighting timers will be appropriately adjusted for the autumn/winter/spring and summer periods.

Known non-urgent issues, such as loose or damaged coping stones, the tall bollard light on the Santa Cruz Drive path and in-pool lights on the central fountain are being addressed as part of a planned schedule of works.

We request owners not to approach South East Pools operatives to make complaints, report faults or to ask for timers to be altered. Your point of contact is Fell Reynolds (see below).

Pathways

The previous contractors have been given permission to return to site to complete work on the pathway pavements which is part of their contract with Persimmon, and not with CPMCL. We are advised they will be here in the next two or three weeks to fulfil this obligation.

Antisocial behaviour, vandalism and criminal damage

We take this opportunity to repeat that it is the responsibility of all residents, owners and tenants alike, to report antisocial behaviour, vandalism and criminal damage. Call 101 to report antisocial behaviour, and call 999 to report vandalism and acts of criminal damage.

Fell Reynolds

Fell Reynolds act for CPMCL as both Managing Agent and Company Secretary. Those of you who attended the AGM would have had the opportunity to hear from Roddy Baker, partner and principal of Fell Reynolds.

Also at the meeting was David Browne. David is your point of contact when you send a message to management@fellreynolds.com (01303 228688). All faults and complaints are forwarded to David to record and respond to and David will ensure faults are dealt with in a planned and economical way.

Handover of the Water Feature after recommissioning

Members will recall that the handover of the feature took place in on 1 May 2014, but in October, due to water loss, Persimmon formally agreed to carry out and pay for remedial works and utilities until the remedials had been completed.

On 26 June 2015 Persimmon provided CPMCL with Notice that they had completed the remedial works, and required CPMCL to take over the management and maintenance of the Water Feature. This concludes our relationship with Aria/Persimmon and the Water Feature is now the responsibility of the members.

The formal press release can be found on <http://www.waterfeature.eu/docs/pressnotice072015.pdf>

The Eastbourne Herald article can be read here: <http://www.eastbourneherald.co.uk/news/local/eastbourne-residents-relief-at-end-of-ten-year-water-feature-battle-1-6877532>

As always,

We take this opportunity to welcome new owners to Columbus Point. If you are receiving this bulletin because a neighbour has given it to you, do let us have your email details so that we can add your email address to our mailing list.

If you have a new neighbour or if you know someone who does not have access to email, kindly print a copy of this bulletin and pass it to them.

And lastly, some housekeeping

CPMCL now has its own email account - directors@cpmcl.co.uk - please update your Contacts. Mail addressed to the former email address will, of course, be redirected.

More information about the Water Feature can be found at www.waterfeature.eu

Directors, CPMCL
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