



Columbus Point
(MANAGEMENT COMPANY) LTD

OCTOBER 2017

Water Feature matters

Leak Detection

In July leg 2 (fountains to the outer harbour pathway) of the water feature was switched off and investigations started to find the source of some significant water loss. Two or three potential causes were identified and remedial work has been carried out. Leg 2 was switched back on in August and water consumption has returned to normal.

To detect the source of the water loss, CCTV was used to trace pipework as the diagrams provided by the former contractors were unclear and out of date. New diagrams now have to be added to the Operations Manual so if any members with CAD skills would like to help out on this small project, please let us know (directors@cpmcl.co.uk).

Soak Test

The water feature will be turned off on Friday 22 September for one week to carry out the bi-annual "soak test". While the tests to leg 2 were relatively recent, for the soak test all three legs will be filled, the pumps and filtration will be turned off and the water will be allowed to stand (or "soak") to check all three legs are watertight. This test is repeated twice annually, in Spring and Autumn.

It is possible that during the test, the water may start to discolour. This is nothing to worry about and is normal when there is sunshine on stationary water that is not being filtered.

Fountain and in pool light Timers

On Friday, 27 October the timers for the fountains and in-pool lights will be adjusted to reflect clocks going back one hour.

The path lights are light-activated and come on at dusk. Those on leg 3 (San Juan Court/Santa Cruz Drive) come on last as that section of the amenity gets the westerly daylight a little longer.

Refurbishment

Almost all the rusted path lights have been replaced and those that are least weathered will be touched up in situ in the next week or two. This will see the third element of the refurbishment project completed and will ensure that a future board can take a more measured and less

urgent view about the path lights.

Members will recall that for a number of reasons the re-coating of the water feature was delayed until 2018. The board is now liaising with Fell Reynolds to appoint a contractor to carry out this final stage of the refurbishment.

Members will be kept informed of developments.

Unsocial behaviour

Members of CPMCL are aware that the water feature at Columbus Point is not a Council owned facility but an amenity which they own, manage (through CPMCL) and pay for. It is possible that some unsociable behaviour occurs because visitors and some harbour residents are unaware of this fact.

Unsociable and reckless behaviour continues to be a problem, with bricks and rocks being thrown into the amenity, parents allowing small children to paddle and to cross the feature using the castellations instead of the bridges and some incidents of dog fouling on the pathways.

A further problem has recently arisen involving speeding scooters, skateboards and bicycles, whose riders are unaware that there are several blind entrances to the amenity. A speeding bicycle connecting with a person (especially a small child), a dog or an extendable dog lead can lead to a serious accident.

Visitors are always welcome to respectfully enjoy the facility but are cautioned that the water is dosed with chemicals and chlorine (bleach), children should be attended at all times and visitors are asked to consider the safety of other people.

Company matters

Service Charge

CPMCL's service charge is an annual charge in advance against a budget for the management and maintenance of the water feature. The service charge date is 1 May and members are given 30 days in which to pay.

Following Fell Reynolds' recent letters warning that arrears will be referred to a debt collection agency, members' debt now stands at £2,700. Fell Reynolds' administration charges and the cost of instructing the debt collection agency will be added to the existing service charge arrears, effectively almost doubling the amount payable. This board is committed to ensuring that all arrears are collected and members who have not dealt with the service charge invoice are advised to do so immediately.

Board changes

Sandra Cheesman (San Juan Court) has decided to resign as a director of CPMCL to focus on her other responsibilities and her resignation has been reluctantly accepted.

As well as being a director of CPMCL, Sandra also has a full-time job and runs Green Room Productions, a very successful drama group. The board takes this opportunity to formally thank her for her contribution and hard work on behalf of the company, and to wish her well in

her future endeavours.

It is pleasing to be able to announce that Jayne Sainsbury (San Juan Court) has been co-opted as a director of CPMCL with immediate effect. Jayne brings a wealth of blue chip management level experience to the role, and the board is looking forward to working with her.

Jayne's decision to become a director came after spending some time attending meetings as a guest. This is an ideal way to find out what the board does, how it functions and to decide whether becoming a director is of interest. If you would like to be invited to attend one of the team meetings, please let us know so that we can issue an invitation.

Mailing List

If you know of a new owner who may not receive a copy of the bulletins by email, it would be helpful if you would print off the easy-to-print version (found on our website www.waterfeature.eu News tab) and pop it in their mailbox.

The history of the water feature, conveyancing guidelines, old versions of our bulletins and other news, can be found on our website: www.waterfeature.eu.

Directors CPMCL

www.waterfeature.eu