



Columbus Point

(MANAGEMENT COMPANY) LTD

November 2017 bulletin

CPMCL manages and maintains the water feature on behalf of its members. The directors of CPMCL are members of the company and are unpaid volunteers.

Water feature matters

Leak Detection

The investigations have concluded and the cost of this malfunction is being calculated.

Maintenance

The soak test at the end of September went well and without any unusual evaporation or water use. The feature was restarted on 29 September. The next soak test is scheduled to take place early in April 2018.

Timers

The fountains and jets have now been adjusted to come on at nine each morning, and go off at nine each evening reflecting Greenwich Mean Time. The timetable is available on the company's website www.waterfeature.eu.

Ancillary matters

In 2018, during the re-coating of the structure, some minor work may take place to seal a section of the source pool cauldron at the top of Leg 2, where during the leak detection it was found that the bowl had been incorrectly seated when the amenity was built in 2003. While this was discovered during the leak tracing, it is not considered to have had any significant impact on water loss.

WF Alerts

The WhatsApp group created for members to notify each other of incidents of unsociable behaviour has developed into a group to also provide alerts such as sudden lighting outages. If members who have WhatsApp would like to be added to the group, please let us have your mobile number to be added.

South East Pools (SEP) & M H Electrics (MHE)

Members are asked not to distract contractors from carrying on their maintenance and repair activities with questions or demands. SEP has a schedule of activities which they are expected to complete each week, and distractions delay them and MHE from completing necessary works.

Questions relating to path lighting, timers, heights of fountains or jets and questions or complaints about the condition of any part of the amenity should be referred either to Anna Mercer at Fell Reynolds (managment@fellreynolds.com) or the directors directors@cpmcl.co.uk.

Unsocial behaviour

As it gets cooler and the weather is more inclement, and with nights closing in, it is hoped that unsocial behaviour will subside. Dog fouling continues to be an irritation despite the provision of bins and signs around the amenity.

Company Matters

Communication

The minutes of the 2017 AGM held in July were sent to members during w/c 9 October. Some members received their copies earlier than others, leading to questions being raised by those who had not yet received theirs. The members who received their minutes early were those who had registered for electronic communication with Fell Reynolds. Those who have not registered received their minutes through the post, one or two days later. Members are encouraged to opt for electronic communications. To do this, contact management@fellreynolds.com and ask them to add you to their mailing list.

Debt

At the 2015 handover, CPMCL's board of directors committed to ensure that all debt is collected and to ensure that members who have paid their service charge in a timely manner are not penalised by members who fail to pay their service charge.

Member debt at the start of October stood at around £2.5k. PDC (Property Debt Collection) have now been instructed to recover the outstanding service charge together with theirs and Fell Reynolds' costs for recovering the debt without further notice. It is now too late to pay only the service charge and to avoid the additional costs. Those members who have been referred to PDC have had numerous reminders and opportunities to discuss offers to discharge the debt, and have failed to do so.

Website

The company's website www.waterfeature.eu is a valuable source of information for members and visitors alike to learn more about the history of the water feature and CPMCL. Conveyancing Guidelines are also available on the website.

Selling & Buying properties at Columbus Point

As stated above, Conveyancing Guidelines are available on the website; vendors are strongly advised to ensure that their purchasers are aware of the existence of the guidelines which are intended to make buying and selling property at Columbus Point much smoother.

Sadly, some "internet conveyancing farms" who offer to provide conveyancing services for less than conventional conveyancing solicitors, lack the experience to manoeuvre through the conveyancing maze of buying property in Sovereign Harbour. When they fail to carry out the harbour-related conveyancing properly when it relates to CPMCL and the water feature, this causes problems which CPMCL and Stephen Rimmer (our solicitors) must resolve on behalf of new owners.

Lastly, CPMCL welcomes new members to Columbus Point

The monthly bulletin provides information about the water feature and the company for CPMCL's members.

If you are aware of a new owner living close by, please print a copy of this bulletin off and pop it into their letter box. If you are receiving this bulletin and are not on our mailing list, please let us have your email address by emailing directors@cpmcl.co.uk.

Directors CPMCL

www.waterfeature.eu