



# Columbus Point

(MANAGEMENT COMPANY) LTD

## **December 2017 members' 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**

During November, a minor leak was detected in pipework buried beneath the path along the San Juan Court side of leg 2. The leak was traced to damage to a pipe, the repair effected and pressure tested, and the excavation of the path has been rectified.

### **Leak Detection**

The water meter readings since the summer leak repair confirm that the amenity is holding water.

### **Refurbishment - Element 4 - Recoating the water feature's structure (and associated minor works)**

The recoating of the water feature is the final part of the refurbishment project which started in July 2016 with the appointment of project managers and provision of a Project Proposal. During 2017 the first three elements of the refurbishment were completed: path repairs, steam cleaning coping stones and side walls and painting the side walls, and, finally, the repainting of all 108 path lights.

Contractors have quoted for the spring project to recoat the water feature. The board is considering those quotations and, if necessary, further Section 20 notices will be sent to members. The board is keen to appoint a contractor and set a date for the work to be started, and are pressing Fell Reynolds to ensure that all necessary deadlines are met. Parallel to this, although there are practical limits to what choices can be considered, members will be given the opportunity to comment on what colour coating should be used.

Recoating the structure is by far the most costly, complicated and extensive part of the project. The last time the feature was recoated was in 2013 when the work was carried out by the contractors appointed by Persimmon Homes. There was much criticism from members about how the recoating was carried out and lack of supervision, and the board is endeavouring to ensure that this time the work is properly supervised and carried out to the highest possible standards. If this goal is achieved, it is anticipated that when completed, the feature will not need recoating for another 7 years.

## **Company Matters**

### **Fell Reynolds**

Members are aware that Estate Services (Southern) Ltd, trading as Fell Reynolds, acts as Managing Agent for CPMCL.

During November it was announced that upon the retirement of Roddy Baker, CPMCL's company secretary, the Qdime Group (pronounced "Kew-Dime"), who also own Hazelvine Limited, has acquired Estate Services (Southern) Limited and Estate Services (South East) Limited and, in the process, the Fell Reynolds' estate management company.

For the time being, Roddy Baker will be retained as a consultant, Anna Mercer will remain CPMCL's point of contact at Fell Reynolds, and the company will remain a separately operating entity from the Qdime organisation. These events are not expected to have any immediate impact on the day to day management of CPMCL, the running of the water feature or relationship between CPMCL and Fell Reynolds and the company's contractors. The board will be closely monitoring how the relationship evolves or changes, and have an exit strategy in place should the need arise.

The directors take this opportunity to thank Roddy for the help he has provided during the four years during the lead up to and since the handover of the company early in 2015. CPMCL has greatly benefited from Roddy's patience, wisdom and advice.

### **Finally**

CPMCL welcomes new owners who are or will soon become members of the company. If you have any questions about the amenity or the company, contact [directors@cpmcl.co.uk](mailto:directors@cpmcl.co.uk). For more information and the history surrounding the water feature, please go to [www.waterfeature.eu](http://www.waterfeature.eu).

If you have a new owner living nearby, an easy to print version of this bulletin can also be found on the website. Please print this bulletin and drop it through their letterbox. To join the mailing list contact [directors@cpmcl.co.uk](mailto:directors@cpmcl.co.uk).

### **Directors, CPMCL**

[www.waterfeature.eu](http://www.waterfeature.eu)