



# Columbus Point

(MANAGEMENT COMPANY) LTD

## MEMBERS' NEWSLETTER - 21 January 2022

### Water Feature matters

#### Lighting faults

Over the Christmas and New Year bridge three path lighting faults came to light.

1. A short length of lights on leg 1. This was the result of corrosion of wiring caused by dog urine seeping through the joints.
2. Almost all the path lights on the leg 2 side of San Juan Court. This was also caused by wiring corrosion.
3. Damage to a path light (leg 3 No 63 outside 30 Santa Cruz Drive) where the light had been hit so hard that it was uprooted from its base and the bolts torn out. (See **Damage to property** below).

All the above faults were dealt with immediately after the Christmas and New Year break.

In addition, in-pool light faults (leg 1 cauldron and bottom castellation leg 2) have been noted. As they are low priority, they will be investigated and repaired when the weather improves.

Quite frequently faults are not reported until someone complains that “nobody has done anything about...”. Almost 90 of the 170 properties overlooking the Water Feature are owner occupied, and as such have a financial interest in reporting if they hear or see anyone causing damage. The Water Feature Alerts group on WhatsApp is the quickest and easiest way to report faults or vandalism, and failing that email, text or telephone CPMCL or HML (details at the end of this newsletter).

#### Cauldron pump Leg 3

The replacement pump is on order, its delivery delayed by logistics problems as well as Christmas and New Year closures, but is expected to arrive and be installed later this month.

### Health & Safety & Unsocial behaviour

#### Damage to property

As mentioned above, a path light was knocked so hard that it was uprooted from its fitting. Fortunately, the LEDs and wiring within the light were undamaged. It is stretching the imagination to think the solid wrought iron light just fell over, pulling out four 3-inch bolts in the process. In the past, vandals have been apprehended and made to pay restitution for damage they have caused and it is in everyone's interest to keep an eye open, and quickly report any incidents when they occur.

## Dog fouling

During the inclement weather and long nights, the amount of dog fouling on the paths and around the Water Feature noticeably increases. This is both unpleasant and unacceptable. In some cases, it appears to be happening in broad daylight so clearly some dog owners feel empowered to ignore their dog's mess and walk on because they face no consequences for doing so.

Only ever if it is safe to do so, if you see this happening, challenge them to return and pick it up. There are three dual purpose bins around the amenity, each strategically placed for easy access and two more bins on the outer harbour prom at the top of the pathway between Dominica Court and Anguilla Close.

## Company matters

### Utilities

HML are investigating and negotiating the best corporate deal for electricity, and an update is expected shortly.

### Company diary for 2022

- The spring bi-annual "soak test" (when the Water Feature will be switched off for one week for essential maintenance and to check the structure is water-tight) is scheduled to take place just before Easter.
- The company's budget for the 2022-23 Financial Year will be prepared during March and April.
- On 1 May, members will be sent their invoices for the management and maintenance of the Water Feature for the 2022-23 Financial Year. In accordance with the Deed of Covenant, which every member has signed, this should be settled within 14 days of receipt (see below).

5.1.7 as soon as practicable after the signature of the Certificate the Company shall furnish to the Property Owner a copy thereof and an account of the Service Charge payable by the Property Owner for the year in question due credit being given therein for all interim payments made by the Property Owner in respect of the said year and upon the furnishing of such account showing such adjustment as may be appropriate there shall be paid by the Property Owner to the Company within fourteen days the amount of the service charge as aforesaid or any balance found payable or there shall be allowed by the Company to the Property Owner any amount which may have been overpaid by the Property Owner by way of interim payment as the case may require

\* If you do not remember signing a Deed of Covenant, please contact the directors (details at the end of this newsletter) for a copy.

- *AN ADVANCE REMINDER. Do not wait until HML send their reminders to you to settle the invoice, as each reminder will attract a penalty charge starting at £96.00 (their costs for administering collection of debt). While the directors are under no legal obligation to consider payment arrangements, all genuine and timely requests will be dealt with sympathetically.*
- In October the company's Annual General Meeting is expected to take place. The appointment of any new directors would be ratified at the AGM.
- The autumn bi-annual "soak test" (see 1 above) is planned to take place in October.

## General Reserve

Questions about the status of the company's reserves have recently been raised following the service of Section 20 (Landlord & Tenant Act 1985) notices on leaseholders by another management company on the development.

Through careful planning, CPMCL has worked to ensure that there are sufficient reserves to protect its members from shock bills for major expenditure for future maintenance and repairs.

CPMCL currently holds £275,000 in reserves, comprising the General Reserve (currently £95,000), and a separately held Special Reserve (currently £180,000). Should the General Reserve need an urgent infusion of funds in the future, money could be transferred from the Special Reserve.

In 2017-18 the full refurbishment of the Water Feature and surrounding parts of the amenity was carried out. The total cost of this work came to around £120,000, the major part of which was the recoating of the structure at just short of £100,000. The coating was expected to last for between 10 and 15 years, and repair and recoating of the current coating next time may not be as labour- and time- extensive as in 2018. However, anticipating and building up a strong General Reserve to cover this expenditure remains a priority over any other major expenditure.

In the pipeline, the board is considering a project to replace all or some of the 109 path lights and wiring, but this project is in its early stages. Meanwhile, the cost of repairing and maintaining them is well within the annual budget for lighting.

## Join the board

The company's mission statement is **“To seek to achieve the maximum benefits for members by establishing and maintaining a visually attractive and aesthetically pleasing amenity at a viable and affordable cost”**.

Currently the five directors are (in alphabetical order), Jean Addington (DC), Christine Allan (SKD), Phil Hunt (MV), Colin Lockett (DC) and Michael Steel (SJC). It would be good to have directors representing other parts of the development, particularly Anguilla Close (AC), Grenada Close (GC), Martinique Way (MW) or Santa Cruz Drive (SCD). In accordance with the M&As, the company can have up to seven directors who have to be members of the company (owners) and the role is unpaid other than company related expenses.

Every director, past and present, has brought elements of their work knowledge and experience to the board, whether financial, IT, engineering, planning, company secretarial, conveyancing or administration. If you think you have skills that will be of use in achieving the company's mission statement, and should you wish to know more about becoming a director, contact the directors (details below) or Erica Robinson at HML (details also below).

While an interest in the management of the Water Feature is a core expectation, it is important to be accessible (email, text, phone), to have a basic understanding of MS Office programs, and to be prepared to make a contribution to decision-making activities. Non-resident members and those in full-time work may find it difficult to fulfil some or all of these expectations.

## Communication

### Electronic communications

If you receive company communications from HML Property Managers electronically, please make sure HML have an up-to-date email address for you. You can do this by contacting them at the email address or telephone number at the bottom of this newsletter.

### Keeping members informed

CPMCL does not use social media. Instead it uses this newsletter, email, its website and a WhatsApp Alerts group to communicate with members. To be added to any of these, email CPMCL with your property address and mobile telephone number.

The company's website [www.cpmcl.co.uk](http://www.cpmcl.co.uk) is a useful resource for anyone wanting to know more about CPMCL, including the history of the Water Feature.

To join the WhatsApp group requires WhatsApp to be installed on a smartphone. WhatsApp can be downloaded free from your App store.

It is important that all members with email accounts join the mailing list as the bulletin provides regular updates, reminders and information about work issues related to the Water Feature and CPMCL.

If a property close to you has recently been occupied by new owners please ask them to join the mailing list. Easy-to-print versions of bulletins are on the website.



## CPMCL

[www.cpmcl.co.uk](http://www.cpmcl.co.uk)

### Contact details:

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