



Columbus Point

(MANAGEMENT COMPANY) LTD

MEMBERS' NEWSLETTER - 23 September 2021

Company matters

The CPMCL Annual General Meeting is to take place on THURSDAY 11 NOVEMBER 2021.

The meeting will be held in the Royal Sovereign Suite on the top floor of the Sovereign Harbour Yacht Club, starting at 7 pm. Doors open at 6.30 pm and the meeting is expected to last no more than an hour. Covid-19 regulations will be followed, and usual covid precautions will be respected.

Parking close to the Yacht Club is free in the Waterfront Car Park. The Yacht Club bar will be open for drinks before and after the meeting.

The AGM pack will be distributed to members this week. It will be emailed to all members who subscribe to email communications from HML. To reduce postal costs, owner occupiers living on the development, who have not subscribed to electronic communications, will have their packs hand delivered by volunteers. Those members who do not live on the development and do not receive email communication from HML will receive their packs by Royal Mail.

Some new owners will not receive a pack. This is because their conveyancing has not been completed so they are not yet members of CPMCL. They may still attend the AGM but cannot vote if their membership has not been completed.

If you have not received a pack by the end of September, contact Erica Robinson at the email address at the end of this newsletter.

An informal Q&A session is normally available at the end of the meeting if required. If members have questions, please submit them to the Company Secretary or Erica Robinson a day or two before the meeting.

Water Feature matters

Soak Test

The bi-annual soak test will start on Friday 1 October when apart from the path and in-pool lights, everything is switched off for 7 days to confirm the integrity of the structure. While the jets and fountains are switched off any in-pool repairs can be carried out..

Leg 1 (Dominica Court/St Kitts Drive)

The path light failures, some of which were caused by ant activity, have now been fixed. There are no other pending issues on Leg 1.

Leg 2 cauldron (San Juan Court/Dominica Court)

The inverter that serves the leg 2 cauldron pump has now been replaced. The handful of in-pool lights that had failed or were on the verge of failing have also been replaced. There are no other pending faults on Leg 2.

Leg 3 (Santa Cruz Drive/San Juan Court)

The pump serving the cauldron at the end of Leg 3 remains out of service. It is possible that an electrical short is responsible for the pump cutting out, and while the pump has been out of action for some time, rather than (in a worst case scenario) replacing this costly piece of equipment, it has been agreed to investigate the electrics. Apart from this, there are no identified problems on Leg 3.

Safety & Careless behaviour

Some visitors continue to ignore the Safety signs, taking risks when they walk around the Water Feature or pose for photographs with the fountains behind them. The annual H&S inspections have concluded that CPMCL complies with its legal obligations in regard to safety around the amenity and the Safety signs are a clear indication that risky behaviour should be avoided.

It is important that everyone sets an example, especially for children, and foster in them an awareness of the importance of safe behaviour around the Water Feature.

Communications

If you currently receive company communication by Royal Mail and wish to change your preferences to electronic mail, please notify Erica Robinson, giving your name, email address, property address and, if you have it, your Account Reference.

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.

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 newsletter 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.



Columbus Point (Management Company) Limited

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Privacy statement:

We hold names and email addresses purely for the purpose of contacting you with information relevant to Columbus Point (Management Company) Limited and to provide information about the company's activities. None of your details are passed onto a third party. This information is retained securely.