

# Water Feature Update

## 21-22 February 2015

### **1 Pre-Handover Meeting of CPMCL Members on 20 February 2015**

Around 70 owners, representing 47 or so properties, attended the Members' meeting on 20 February. Attached is a copy of the meeting presentation, together with the new CPMCL Articles of Association.

The handover of CPMCL to the Members will take place on Friday 27 February, provided the Interim Directors (Designate) (IDDs) are advised that they will not incur individually any personal legal liabilities/risks from becoming a director of CPMCL on that date.

### **2 Current Works**

CPS (the contractor) will be attending to the remedial works during the forthcoming weeks. Leg 3 (Santa Cruz Drive/San Juan Court) remains drained down while CPS carry on looking for the potential leaks. The remedial works are the responsibility of Persimmon.

Faults, such as lighting outages, are normally noticed by one or two of the IDD's and reported directly to Fell Reynolds, and repairs are supposed to be carried out during CPS's weekly on site visits. Faults requiring approval for expenditure take longer to be dealt with.

### **3 Vandalism & Anti-social behaviour**

The path light at the end of Leg 3, which has been pushed over again, will be repaired in due course. The cost of this act of destruction has been estimated at almost £700.

At the first possible opportunity CPS will remove the rocks and other debris which has been deliberately thrown into the feature (as well as some items that are blown into it during strong winds).

For some unknown reason, some dog owners have been picking up their dogs' faeces, but have thrown the filled plastic bags into the shrubbery (gardening around the WF is also a cost for which Members are responsible). If you are a dog owner and you are spotted not picking up and responsibly disposing of your dog waste, expect to be reported to Fell Reynolds and the police. Dog fouling remains an annoying antisocial act.

All owners are requested to remain vigilant and to report any incidents to the police by calling 121, and to take photographs or videos, if possible and safe. It is not advisable to challenge the perpetrators.

#### **4 Persimmon**

- We have received confirmation that Aria/Persimmon will provide further funding for CPS to complete the Owners' Manual to the IDD's and EBC's satisfaction. It is still possible that a final version of this document will not be available at handover.
- Although insufficient to meet the IDD's total costs for legal advice, some further funding for their legal advice has been agreed.
- A Hazelvine Agency Agreement to enable coordinated management of the estate between Hazelvine and CPMCL is still being pursued. It is unlikely that this will be completed by handover, and after handover the IDD's will continue to press for an agreement.
- Fell Reynolds – Management Contract and their Company Secretarial Contract. While on or before handover an Agreement will be signed by Peter Taylor, as one of the current Directors of CPMCL, the terms are such that the elected Directors of CPMCL can easily review and make changes to it when they are appointed.

#### **5 Budget**

The IDD's have now received a schedule of charges to be reclaimed from CPMCL upon handover, relating to monies expended by them during the 2014-15 year. In accordance with a verbal agreement made by Peter Taylor at a meeting with the IDD's at EBC on 17 October, 2014, utilities (water and electricity) are not included. The IDD's are seeking to clarify and confirm the validity of some of the numbers before authorising the refund.

#### **6 Persimmon financial contribution to CPMCL**

Upon handover the contribution totalling £233,000 will be paid into Fell Reynolds' Client Account to be held in Trust on behalf of CPMCL.

#### **7 Fell Reynolds Invoices**

A very small number of invoices currently remain unpaid. Proceedings for recovery will be instigated in accordance with CPMCL's ongoing instructions. The IDD's strongly advise landlords and anyone else who has not yet received their invoice to contact Fell Reynolds without delay and to obtain a copy of their invoice for settlement.

New owners and anyone in doubt should contact Fell Reynolds' Accounts Department ([accounts@fellreynolds.com](mailto:accounts@fellreynolds.com) /01303 228688). New owners should also contact their own conveyancers to check that the invoice has been paid by the Vendor or whether an allowance for all or any part of it had been included in their Completion Statement.

**And finally,**

## **8 New Owners & Leavers**

### New Property Owners

If you know any owners who might not be on this mailing list, please pass them a hard copy of this Update.

A warm welcome to Columbus Point to all new owners.

If you are receiving this message from a neighbour and you are a new owner, please let us ([cpmcl-ids@outlook.com](mailto:cpmcl-ids@outlook.com)) have your contact details to receive future Updates.

### Former Property Owners.

If you are receiving this message because you were an owner of a property but have now sold, please advise us so that we can remove your details from the mailing list.

Bruno Di Lieto

Christine Allan

Paul Gregory

Ray Blunden

Richard Moakes

The CPMCL Interim Directors (Designate)