

Water Feature Update

31 January 2015

Dear CPMCL Members

1. **A Belated Happy New Year.** The IDD's wish you a belated Happy New Year which will see the handover of control of CPMCL to its members and the full withdrawal of Aria Homes and Persimmon from responsibility for the Water Feature.
2. **Revised Email Address.** A quick reminder that we have a new email address in preparation for the transfer of control of CPMCL to the Interim Directors Designate (IDDs). Accordingly, we ask that members send all future communications for the IDD's and Owners' Committee to the following email address:

cpmcl-ids@outlook.com

3. **Fell Reynolds Invoices.** Members received the Fell Reynolds invoice for the 2014/15 Water Feature service charge in October 2014. Regrettably, a number of members have not yet paid their service charge and Fell Reynolds have now commenced debt recovery action. The CPMCL directors are legally required to take all appropriate measures (including legal action) to recover debts on behalf of CPMCL and this policy will be enforced at all times. Fell Reynolds will commence preparation of the 2015/16 invoice over the next few months and we expect the new invoices to be issued in April/May 2015.
4. **Current Works.** As many of you will know, the Water Feature maintenance contractor (Corrosion Protection Systems (CPS)) has been carrying out a series of tests and repairs to the Water Feature over the past few months. This work forms the final set of tasks identified during the 2013 survey and is being carried out so that the Water Feature is in the best possible condition at handover. The ongoing work includes the renovation and replacement of pipework and pumps. This has required the drainage of Water Feature sections, which has meant that the feature has been empty and unsightly for an extended period. We expect the work to be completed by early Spring and we ask for your forbearance and patience.
5. **Meeting with Persimmon.** On Friday 23 January, the IDD's again met with the current CPMCL director (Mr Peter Taylor) and EBC officials under the chairmanship of Stephen Lloyd MP. The meeting focussed on the ongoing rectification work and preparation for the handover of control of CPMCL to the IDD's.

Handover of CPMCL is now scheduled for 27 February 2015. All parties are working together to resolve a number of critical issues with the aim of meeting the scheduled date.

Peter Taylor confirmed that Aria/Persimmon would fund the ongoing rectification work (see above), even if some of those repairs are carried out after handover of the company to owners.

We are still waiting for Aria to provide full details of expenditure incurred on the water feature to date during this financial year, with a breakdown of those costs assigned to CPMCL (and thus payable by members as part of the 2014/15 service charge). As the feature has been effectively dormant during the work of the past few months, normal maintenance costs have not been accrued. Therefore, we expect that there will be an under-spend on this year's budget.

Frank Spooner and Ray Blunden have completed their review of the draft Owner's Manual prepared by CPS and their findings have been presented to Mr Taylor. The overall view is that there are shortfalls in the current document that must be rectified. This view was also shared by Eastbourne Borough Council (EBC). CPS have been tasked to revise the draft and two meetings between CPS, the IDD's and EBC will be held in February to move this issue forward.

6. **Pre-Handover Meeting.** We will call a meeting of all members prior to the handover of control of CPMCL to the IDD's. We plan to hold the meeting at the Sovereign Harbour Yacht Club in mid-February, to explain how the handover will take place and what it means for members. You will receive a calling notice for the meeting within the next week or so.
7. **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. If you are a new owner please let us (cpmcl-ids@outlook.com) have your contact details to receive future Updates. We would like to take this opportunity to welcome all new owners to Columbus Point.
8. **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.

Christine Allan	}	The CPMCL Interim Directors (Designate)
Ray Blunden		
Paul Gregory		
Bruno Di Lieto		
Richard Moakes		