



Columbus Point

(MANAGEMENT COMPANY) LTD

MEMBERS' NEWSLETTER - 1 December 2021

Company matters

Annual General Meeting

The 11 November Annual General Meeting was attended by the owners of four properties, the five directors and a representative from HML Property Managers. Fortunately, with the proxy votes already received, there were enough votes to form a quorum and run the business of the meeting. Christine Allan's and Colin Lockett's directorships on the board were therefore ratified.

A copy of the Minutes of the meeting can be accessed via [this link from the company's website](#), or by request (see contact details at the end of this newsletter). The Minutes will be formally issued with other paperwork prior to next year's meeting.

Questions and Answers segment following the meeting

Dealing with debt

The board was asked about how debt was collected and whether Covid-19 meant that the company made arrangements for members in financial difficulty to settle their service charge invoice and avoid penalties and debt collection charges.

Members were notified in writing with their invoice and their first reminder (as well as via the newsletters), that the board would consider any hardship cases favourably. Indeed, several arrangements were agreed and the charge was paid over two or three months. Unfortunately, where an arrangement has not been fulfilled, there is no option but to refer it to debt collectors.

Newsletter

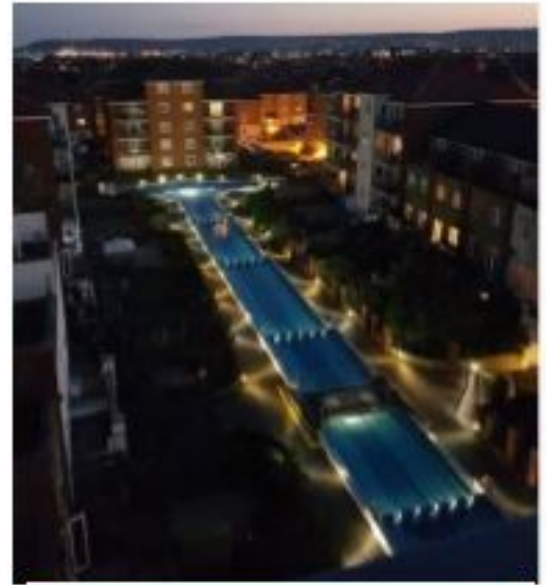
The board was praised for the informative way it communicates with its members. It was suggested that many owners who moved to the development after the handover of the Water Feature in 2015 are unaware of the company's achievements since then to improve and maintain the amenity, while endeavouring to reduce running costs every year. It was suggested that today's newsletter includes some pre-handover images to compare to today's Water Feature.



Residents in 2012 past campaigned to improve the water feature



And now.....



Water Feature matters

Vacuum cleaning the Water Feature

On 10 November the contractors attended to give the structure a full vacuum clean to remove debris and sand that accumulates on the base and steps. This is expected to be the last full vacuuming of the structure until the spring, though, of course, each week every leg is brushed through and surfaces skimmed for debris.

Leg 3 cauldron pump

The pump was lifted out of the path chamber on 12 November and as it cannot be refurbished, a replacement pump has been ordered, the cost of which will be charged to the General Reserve fund. It is hoped that the new pump can be installed before Christmas.

Other matters

Unsociable behaviour & Safety

Unsociable behaviour and safety, including dog fouling, are constant topics of discussion and concern among Sovereign Harbour residents, including members of CPMCL.

Some residents and visitors (and even window cleaners) have recently been seen squeezing between parked cars and pushing through hedges on either side of Monserrat Villas instead of using the footpaths from Santa Cruz Drive and St Kitts Drive; and some are making a decision to ignore the safety signs and the steel safety barriers to use the castellations as a shortcut across the Water Feature.

Forcing a path through hedges has resulted in damage and destruction of some shrubs, making the Water Feature and its surroundings look uncared for and scruffy. Members have a right to expect the Water Feature to look its best at all times, not least because that's what they are paying for. Replanting of the hedging is the responsibility of Hazelvine, and the cost of replacing plants falls on all owners via their annual estate management invoices.

Children, especially toddlers, are unable to understand significance of the warnings on the Safety notices dotted around the amenity. Seeing adults ignoring the barriers and taking a shortcut over the castellations could mislead them into thinking it is safe to do so themselves. The castellations and steps of the structure are slippery when wet and a fall into the Water Feature could cause injury or worse.

If you see this happening, **but only ever if it is safe to do so**, consider pointing out the bridges and paths around the Water Feature.

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 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.

Directors .

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