



Columbus Point

(MANAGEMENT COMPANY) LTD

WATER FEATURE Members Newsletter - 6 May 2021

Water Feature matters

Refurbishment of the surrounding wall and coping stones

The coping stones surrounding the amenity have been steam cleaned and work will be continuing to replace loose mortar and reset the stones securely. Afterwards the stones will be treated and sealed. Lastly, the side walls will be cleaned and repainted with masonry paint. This will see the end of the project, which has been delayed by a year due to Covid-19.

The cost of this work, as a refurbishment, will be met from the General Reserve.

Rubbish and debris

During strong winds, debris and garden items can blow from bins, gardens and balconies into the Water Feature and along the path. Urban Jungle do path cleaning and clearance only once a month, so if you see rubbish that is safe and clean enough to pick up on the path, please take it to a nearby bin. This ensures that it will not end up in the Water Feature itself.

Rubbish in the water is cleared by the main contractor when they are here on Fridays. However, in between, it can be retrieved using a child's fishing net or a skimmer and binned, and light-weight skimmers are available from CPMCL (details at the end of this newsletter).

Dog fouling is a perpetual problem throughout the harbour and there is little to be done that has not already been done to prevent it.

Company matters

Bruno Di Lieto - Retirement & Resignation

Bruno has been involved with the Water Feature for many years; as a member of the Columbus Point Residents Association, as a founder member of the Water Feature Action Group (WFAG) in 2013, and, since 2014, as a director of Columbus Point (Management Company) Limited (CPMCL). He and Louise have now sold their house in Dominica Court and moved away from the development, so in accordance with the company's Memorandum & Articles of Association, Bruno has had to resign his role in the company.

From the outset, Bruno's goal was to get to see and enjoy a functioning and pleasant water feature, which, having been installed in 2003, had suffered from ten years of neglect and disrepair by the developers.

Bruno's first aim was to get the feature and its management transferred to the local residents (who are financially responsible for its upkeep). His second objective was to provide a financially viable amenity that everyone could enjoy and that would be an asset to the development. Successfully reaching these goals was not easy and was only made possible by the efforts of many hard working and committed members and through the dedication of neighbours, volunteers, campaigners and his co-directors, especially, Christine Allan, whose countless hours of work and positively encyclopaedic knowledge of the workings of the company deserves a special mention. Their early commitment to the success of the company should be appreciated by the whole development, both now and in the future, and Bruno would like to take this opportunity to thank them all.

To maintain the smooth transfer of knowledge to the remaining members of the CPMCL board, Bruno will continue as an ad hoc adviser to the board, and, of course, he will continue to carry out his day job at Di Lieto's Coffee Lounge on The Waterfront.

The board takes this opportunity to express their gratitude for Bruno's leadership and hard work.

Annual Service Charge invoices

Members will have now received their Annual Service Charge invoices for the year from 1 May 2021 to 30 April 2022. This year's total charge per property is £244.58. In accordance with the Deed of Covenant, the invoice should be settled within fourteen days of its receipt.

A first reminder will be free, but each subsequent reminder attracts a charge of £102.00 from HML, followed by Debt Collection Agency charges. CPMCL is committed to ensuring that all service accounts are settled and arrears recovered, if necessary, by County Court action.

You should notify Erica Robinson at HML as soon as possible if you are experiencing financial difficulties and if paying the charge in full by 14 May is not possible. Your details will remain confidential. Contact details are at the end of this newsletter.

If you are in the process of selling your property you must nevertheless settle the charge and notify your selling solicitor/conveyancer so that you can recover a proportion of the charge from your purchaser by way of apportionment upon completion. Unless the charge has been settled, Stephen Rimmer LLP (CPMCL's solicitors) will not be able to assist with completion. HML and Stephen Rimmer do not carry out apportionments.

Please read the letter accompanying the Statement of Charges (invoice) and make sure you do not pay more than you need to pay.

Communication

Columbus Point (Management Company) Limited (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 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.

HML communication

HML Property Managers (HML PMs), whose office is at The Waterfront, act for CPMCL. They manage contractors, and deal with financial and company secretarial business on the company's behalf.

If you have not already instructed HML to communicate with you electronically, please consider doing so, and if you are already registered to receive your HML communications electronically, please let them know if you have changed your email address.

Contact details are at the end of this newsletter.



CPMCL

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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.