



Columbus Point

(MANAGEMENT COMPANY) LTD

WATER FEATURE Members' Newsletter - 11 June 2021

Water Feature matters

Coping Stones & Side Walls

After some fits and starts, the coping stones on the side walls of the Water Feature were steam cleaned, crumbling mortar was replaced and the stones were sealed. The Health & Safety notices are being replaced and in the next two or three weeks the side walls will be cleaned and painted with masonry paint. This will bring a close to the coping stones project which is treated as a refurbishment and will be charged to the company's General Reserve fund.

Lighting, cauldron fountain and jets Leg 1

During the past month, the timer serving the cauldron fountain, jets and lights 1-5 on Leg 1 (Dominica Court/St Kitts Drive) failed. Unfortunately, after the fault was identified, there was a delay (and Bank Holiday weekend) for the parts. To his credit, the company's electrician came to look at the fault on the Bank Holiday Monday, and returned to replace the parts on Sunday 6 June. Faults like this will occur every now and then, hopefully not too frequently. Participants of the WhatsApp Water Feature Alerts group were also kept in the loop.

Legs 1 and 3 "Greening"

As a result of jets 1-5 and fountain not running on Leg 1 (Dominica Court/St Kitts Drive) for two weeks (see above), water was not circulating sufficiently to distribute the chemicals needed to avoid "greening".

Leg 3 (San Juan Court/Santa Cruz Drive) has experienced several instances of "greening" which were caused by a chemical imbalance, the result of heat and erratic weather conditions and pipe damage which has now been repaired.

The main contractor managed to attend to the problems as soon as possible, "shocking" both legs with chlorine.

Reporting faults

Members are asked to please report any problems as soon as they are noticed. This can be via HML (see end of the newsletter). However, for a quicker response, report it using the WhatsApp WF Alerts group. If you are not already a participant of the group, and want to join the group, details are at the end of this newsletter.

Health & Safety

It is the company's policy to remove notices posted around the Water Feature.

CPMCL endeavours to ensure that the amenity is a calm, pleasant, clean and reasonably tidy environment for visitors and residents alike. Our Members, who pay for the Water Feature, expect these aims to be met.

Removing tape fixed to painted bins, seats and path lights often causes the paint to lift or leaves tape residue which is difficult to remove, making them look scruffy and worn. Notices fixed to safety features such as light sensor boxes, signs, life belts and the defibrillator could create Health & Safety problems for which the company would be liable.

Please consider using social media (for example the Facebook Sovereign Harbour pages), or one of the other community groups (residents' associations, Waterlines, Next Door etc) to post notices.

Company matters

In May, Bruno Di Lieto moved from Dominica Court and as a result had to retire from the company. This brings the number of directors to five: Jean Addington (DC), Phil Hunt (MV), Colin Lockett (DC), Damian Reid (SJC) and Michael Steel (SJC). The Articles of Association allow for seven.

If you would like to know more (without commitment) about becoming a director, contact the directors (details at the end of this newsletter) by telephone or email.

Service charge

The invoices for the 2021-2022 annual service charge went out during the month of May. If you have not received your invoice, you are advised to contact HML (details at the end of this newsletter). Some new owners have not yet received their invoices because their Membership of the company has not been completed. New Members will receive their invoices as soon as HML have updated their records.

The first (free) reminder to settle the account has been sent out to most Members. The next notice will attract an administration charge of £102.00 representing HML's administration costs. This charge goes directly to HML (not CPMCL).

Should you be experiencing difficulty settling the account in full immediately, contact the board via HML. The directors will deal with all requests sympathetically.

Pre-payment credits

In order to assist with settlement of the Water Feature annual charges in future, why not consider setting up a Standing Order in favour of HML (using the bank payment details and reference on your invoice) to pre-pay next year's charge. Starting in July, £20 a month for the next ten months would build up a pre-payment credit of £200.00. To do this, you **MUST** have settled this year's invoice in full.

This year's charge was £244.58 although some Members benefited from a refund of underspend for the year 2019-20, so paid around £210.00.

Annual Accounts

The company's Annual Accounts are expected to be finalised, approved and ready for distribution in the next couple of months.

Annual General meeting

The company is not obliged to hold Annual General meetings but has done so for the past five years to keep Members informed and engaged and to provide a forum at which Members can raise matters of concern. The directors are considering whether to hold an AGM later this year, and welcome views from Members.

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.

Directors .

CPMCL

www.cpmcl.co.uk

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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.