



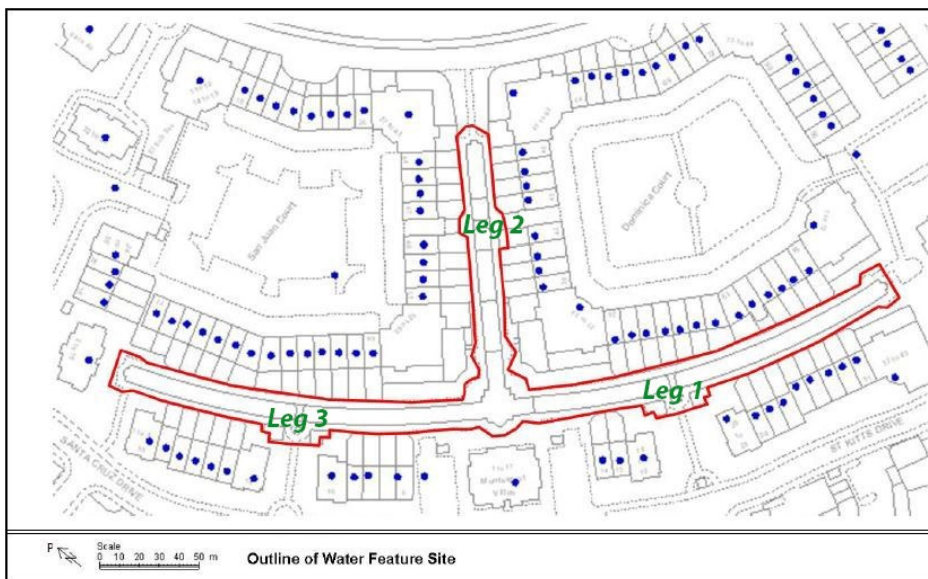
Columbus Point

(MANAGEMENT COMPANY) LTD

Water Feature matters

The map below identifies legs 1-3 of the Water Feature.

Extent of Water Feature



Vacuuming

The Water Feature is an open-air facility, next to the sea and therefore subject to strong winds off the sea, whipped up in some wind tunnels, in particular from the outer harbour to Leg 2 and down the footpath between Dominica Court and Anguilla Close to the cauldron end of Leg 1. This means that both legs are affected by debris such as sand, silt, leaves, pollen and grass cuttings, and rubbish that isn't put into the bins. Unfortunately, Leg 2 is also frequently used by members of the public to wash silt off their feet, their dogs, their beach furniture and flip-flops.

Legs 1 and 3 have filters (the mushroom shaped fittings in the base), which suck water through them and out, which of course, clears out some – but not all – the debris that cannot be seen. However, some will, inevitably, not be light enough to be picked up this way, and it will settle on the base until it is agitated during brushing, or vacuumed.

Leg 2 only has filters set in the bottom bowl with the ornamental jets. Water is sucked up through the filters in the bottom section of Leg 2, pumped up leg 2 and emptied into the top basin via an out pipe on the San Juan Court side of the cauldron. As none of the basins between the cascades on leg 2 have filters, light waterborne debris is carried over and down the cascades until it reaches the bottom section of leg 2 (where it is sucked into the filters). However, heavier debris rests on the bases of each basin until it can be agitated into the water when swept, or vacuumed.

As a result, the basins between the cascades will always contain some heavier debris. This does not mean the water is dirty or that the contractors have failed to complete the vacuuming properly. It means that heavier debris has settled on the bottoms.

In March a full day's vacuuming was arranged but because of weather conditions, it was deferred until May. On Bank Holiday Monday 8 May, the whole of the structure was vacuumed. However, there were some comments regarding the standard of the vacuuming of leg 2. At a subsequent meeting, it was agreed that the vacuuming of Leg 2 would be repeated using a more powerful vacuum.

Anemometers (wind sensors)

A reminder that on each leg of the amenity there are 20+foot high poles and on the top of those poles are wind sensors. One is on the tech room on leg 1 by the Dominica Court/St Kitts Drive bridge; the other is on the tech room on leg 3 by the San Juan Court/Santa Cruz Drive bridge, and the third is at the top of Leg 2 on the Dominica Court side.

When there are strong winds, the sensors are designed to switch off the pumps to their leg for a short period of time. This is to save water from blowing onto the paths and being wasted and does not mean that the pumps are broken.

Company matters

Annual Service demands

The May 2023-April 2024 service charge demands were sent out by HML at the start of May, but several members have been in touch to say they have not received their demand. If you haven't received your demand, please contact HML urgently to receive a copy (details at the end of this newsletter). Please make sure that HML have your correct contact details (postal or email address).

Insurance

The directors would be very grateful for any assistance from any of the members of the company who have experience of the insurance business.

In 2015, Persimmon Homes South transferred the benefit of their corporate policy covering Public Liability, Bricks and Mortar and many risks that are not appropriate to this site, to CPMCL, since the facility is a unique risk to insure and they were unable to find an insurer to cover the Water Feature alone. In the last two years the premium has increased considerably. Over the years, many unsuccessful efforts were made by the directors, Fell Reynolds and HML to find another insurer to provide this cover.

If you think you can help, please contact the directors at the details at the end of this newsletter.

Safety

The Water Feature is like any other body of water and poses the same dangers, particularly for children, and, of course, when it is frozen over.

It shouldn't be necessary to remind parents to keep small children in sight and to discourage them from walking on the walls or using the castellations to cross from one path to the other.

Join the board

To comply with the Memorandum & Articles of Association of CPMCL, the company can have up to seven directors who are required to be owners of properties on the development and unpaid volunteers. Currently, they are Jean Addington and Colin Lockett (Dominica Court), Phil Hunt (Montserrat Villas) and Christine Allan (St Kitts Drive). There are therefore

opportunities for three more owners to become director, and it would be great to have a representative from Martinique Way, San Juan Court or Santa Cruz Drive.

This is a particularly good time to join the board and to contribute to the decision-making involved in preparing the budget. For information, contact the directors at directors@cpmcl.co.uk, phone 07949 268651 or ask Jean, Colin, Phil or Chris if you see them out and about.

Communication

CPMCL welcomes questions and comments from members. These can be directed to the company or the HML Property Manager. Contact details are at the end of this newsletter.

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

Send questions and comments related to the Water Feature and CPMCL by emailing CPMCL (details at the end of this newsletter).

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.

Contact details

Individual members who do not have access to email can have their newsletters delivered by hand. Fortunately, this is only a handful of people. If you are not already subscribed to the newsletter, please let us have your contact details so that we can add you to the mailing list.

The Water Feature is owned by all 369 properties surrounding the Water Feature and the company manages and maintains the amenity on their behalf.



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