

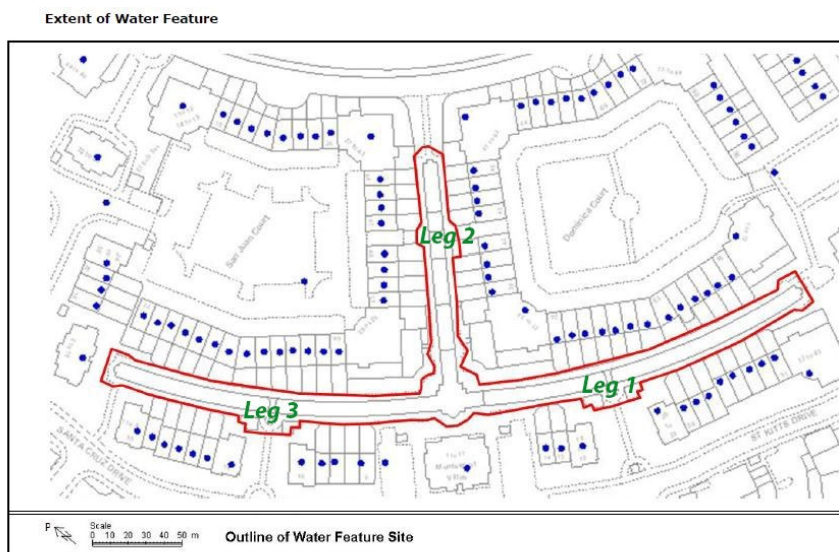


# Columbus Point

(MANAGEMENT COMPANY) LTD

## Members Newsletter: April 2024

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



## Water feature news

### Current Works

The engineering and recoating works, currently to the tech rooms and leg 3 (Santa Cruz/San Juan) continues, albeit slowly because of difficulties getting parts (largely due to Brexit) and the weather (over which we have no control). It was anticipated that each leg would take around 4 weeks from start to finish, but from the outset we have been clear that all the recoating work would be “subject to weather”.

To comply with the contract for the work and the Health & Safety at Work regulations, it is necessary for the contractors to have a Portaloo. It has been placed on the shingled semi-circle of land in St Kitts Drive next to the green hut where equipment, safety cones and other materials for the maintenance of the Water Feature are stored. That shingled area is owned by CPMCL (whereas the mirror semi-circle on Santa Cruz Drive, is not), and there is nowhere else suitable. While the Portaloo may be somewhat unsightly, it is padlocked and will only be on site for the duration of the works.

Please refer any questions or grumbles about the works to CPMCL’s directors or Erica Robinson at HML (details at the end of this newsletter) and not to any of the contractors nor Eaves Property Management Services.

## Company news

The 2024-25 budget is being completed this month and it is expected to be close to last year's charge. When the Demand arrives, please make sure you follow instructions to pay the charge, and that you pay the correct amount.

Those members who have been paying in advance by monthly prepayments will be asked either to pay any shortfall or be advised they need pay nothing and shown how much credit they have. They can leave any credit on their account or contact HML to request a refund. Prepayment of the charge has made the situation much easier for many members. Please contact Erica Robinson at HML (details at the end of this newsletter) for information on how this arrangement works.

There is a significant amount of costs involved in the work carried out on our behalf by HML and debt collectors to recover Water Feature charges owed by members who have failed to pay the previous years' demands on time, in full or at all. These costs have to be paid, and CPMCL has to cover them until they are paid by the property that owes them (at which point the costs are reimbursed to CPMCL). Clearly this is unfair on those members who do pay the demand in full and on time, whose money is being used to cover other members' debt.

Finally, the obligation to pay for the Water Feature is contained in the Deed of Covenant all 369 property owners have signed. If you do not have a copy of your Deed of Covenant, please contact CPMCL (details at the end of this newsletter) and Christine will provide a copy.

---

## Directors

Last month and almost every month, the directors of CPMCL put out a call for volunteers to join the board. The Articles of Association require there be a minimum of 3 and a maximum of 7 directors. Should any one of the three existing directors need or decides to resign, there would be a serious problem. The directors of the company must be a registered owner of property in the development.

**The company is run professionally and responsibly.** The existing board is welcoming and inclusive. No new directors are expected to be experts in all things CPMCL and the Water Feature. In the past, each director has volunteered to focus on areas they might have some experience or interest in.

**The time involved** is as much or as little as can be spared, although an understanding of email, and Word are important, and, to a much lesser degree, Excel, would be helpful. Some communication takes place via the CPMCL Directors' WhatsApp group.

**We meet face to face** on a monthly to six-week basis for about an hour and a half at an office at The Waterfront and decisions are minuted. Every 3 months we meet with HML at their office at The Waterfront for around two hours, to discuss general management issues.

So please, if you think you have an interest in joining Christine, Colin and Phil as directors of the company, or if you want to know more, please contact CPMCL (details at the end of this newsletter).

---

## 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](http://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.



## **Columbus Point (Management Company) Limited**

[www.cpmcl.co.uk](http://www.cpmcl.co.uk)

Contact details:

CPMCL [directors@cpmcl.co.uk](mailto:directors@cpmcl.co.uk)  
07949 268651

## **HML Property Managers**

27 The Waterfront, BN23 5UZ

Tel: 01323 819365

Fault Reporting [info.eastbourne@hmlgroup.com](mailto:info.eastbourne@hmlgroup.com)

Property manager Erica Robinson [erica.robinson@hmlgroup.com](mailto:erica.robinson@hmlgroup.com)

CoSecretary Tel: 0208 662 8800 [company.secretarial@hmlgroup.com](mailto:company.secretarial@hmlgroup.com)

Accounts Tel: 0208 662 8800 [accounts@hmlgroup.com](mailto:accounts@hmlgroup.com)