



Columbus Point

(MANAGEMENT COMPANY) LTD

Members's Newsletter: 1 August 2024

Water Feature matters

Topping up

When the water level drops to a certain point, the water automatically gets topped up. Water levels are running low at the moment. This has been identified as either an electrical fault affecting the topping up mechanism or a pump tripping out.

The main contractors and the electrician will be working to resolve the matter at this Friday's maintenance visit.

Recoating and Engineering Project

To conclude the recoating and engineering projects, the structure has been thoroughly cleaned and vacuumed. The maintenance team used chemicals which enabled dirt and debris in each leg to clump on the base to make vacuuming more efficient.

Some jets are running lower as a consequence of debris in the pipework, but, also, the pump serving them is showing signs of wear and tear, so it is apparent it may need to be replaced before too long.

At the same time, because conditions were ideal, the chemicals used to sanitise the water have been changed from Bromine to Chlorine

Metrix will be dealing with snagging once the prime summer season has ended.

Annual maintenance

The company has an annual maintenance programme that starts in the spring and runs through the summer.

This includes replacing safety signs, cleaning, painting and renumbering the path lights, spraying the coping stones with biocide, repainting the steps to the bridges and adding non-slip dots to the glass inserts on the bridge; as required loose mortar between coping stones and the tech room bricks is replaced and the green hut is treated with algaecide and painted.

In addition, the programme includes vacuuming the structure two or three times a year. Vacuuming is time and cost hungry, and since the amenity is open air surrounded by gardens and the sea, it is unrealistic to expect the water and the base to be as clean as a swimming pool all of the time, especially following some of the extreme storms we experience.

Urban Jungle & paths

Urban Jungle carry out path works on behalf of CPMCL, treating path weeds, brushing debris from the path and ensuring that signs and path lights are not covered by overgrown plants.

They also work for Eaves Property Managers, carrying out grounds work throughout the estate and outer harbour path alongside San Juan Court, Dominica Court and Anguilla Close, and are currently in the process of cutting back hedges and brambles, mallow and other weeds growing in the hedges, before replacing shrubs around the development. There will be some gaps in planting until this project is completed.

Complaints about the gardens should be referred to Eaves Property Managers, not to HML PMs. The same applies to queries about the Section 20 works (balconies, railings, lifts and rendering) proposed more than two years ago by Hazelvine Limited.

Unsociable behaviour

We frequently hear about and see unsociable behaviour around the Water Feature. This is not acceptable but we have to accept that there is very little we can do about it other than to report it to the police. We also have our WhatsApp Water Feature Alerts group to report incidents and to call for assistance. As always, do not engage with anyone who is aggressive or threatening.

Sadly, some dog owners still fail to clean up after their dogs. There are three multi-purpose bins situated around the Water Feature that can be used to dispose of full poo bags.

Defibrillator

The defibrillator is on the St Kitts Drive side of the bridge over leg 1. It does not require a code.

Company matters

The company's annual accounts for the period 1 May 2023 to 30 April 2024 are approved and we await the signed off version from the company's accountants. It is expected that there will be another small surplus, which will be reflected in the 2025-26 service charge budget, partly mitigating any inflationary increases for 2025-26.

HML Dwellant Portal

Last month we advised that we were in discussion with HML PMs to make changes to their portal for CPMCL members.

We have now had confirmation that members will no longer receive "Key National Holiday" emails from them. If you have blocked communications from HML because you did not want to receive these messages, please unblock them to safely receive essential company notices and emails.

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 newsletters provide 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 the newsletters are on the website.

Contact details

Individual members who do not have access to email can have their newsletters delivered by hand.

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

Contact details:

CPMCL directors@cpmcl.co.uk

Tel: 07949 268651

HML Property Managers

27 The Waterfront, BN23 5UZ

Tel: 01323 819365

Fault Reporting info.eastbourne@hmlgroup.com

Property manager Nicola Ives; nicola.ives@hmlgroup.com

CoSecretary Tel: 0208 662 8800 company.secretarial@hmlgroup.com

Accounts Tel: 0208 662 8800 accounts@hmlgroup.com

***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 their activities. None of your details are passed onto a third party. This information is retained securely.*