



Columbus Point

(MANAGEMENT COMPANY) LTD

Members's Newsletter - 1 September 2024

Water Feature matters

Smart Meter - electrical supply issues

After many years of inaccurate electricity demands, at the start of 2024 a smart meter was fitted but rather than providing accurate readings, the meter readings were significantly higher than any for the previous ten years.

Despite numerous requests to have the meter checked, the supplier has repeatedly failed to keep appointments or to investigate the issue. As the readings are being challenged, the account has been put on hold while specialist professional assistance is being sought and complaint filed with the Ombudsman.

To avoid the risk of a potentially huge increase in electricity costs, until the problem has been resolved we have agreed to turn off the pumps serving the fountains and jets at least temporarily and thereafter to consider changing the length of time they run each day. This is not a decision we have taken lightly and our aim is get the matter sorted out as soon as possible

Recoating project

Within a very short period after the recoating was completed, the mid-blue coating showed signs of bleaching. This appears to be the consequence of the changeover from bromine to chlorine to maintain water cleanliness. While tests of the coating with both bromine and chlorine were carried out, the amount of chlorine required to replace bromine appears to be significantly greater than anticipated during the testing. The result is that steps above the water line will retain their colour, while those beneath it, and the base, will get lighter over time.

The representative from WestWood (the manufacturers of the coating) has carried out tests and has assured us that this will have no effect on the integrity of the coating. When the coating is replaced (in around ten years), they recommend choosing the colour white.

Metrix are planning to carry out remedial coating to remove blisters on the top steps starting in September – subject, as always, to weather. Blisters were expected, caused by drying out and evaporating salts in the concrete being trapped under the resin coating.

Top up pump

The 15-year-old pump that connects the water supply to the water level sensor has had to be replaced. Sourcing it from its manufacturer proved difficult since August is an annual holiday period in Italy, and the pump was not available off the shelf from UK suppliers. A temporary patch has been found, and this should last until the Italian manufacturers can supply the replacement.

The smaller pump serving the jets in Leg 3 and the small jets in the main fountain will be replaced in due course but while the fountains are off (see Smart Meter paragraph above), this expenditure is less urgent.

Company matters

HML

Nicola Ives has now left HML and will be replaced by Ayesha Al-Jalili (Property Manager). Ayesha will be first port of call and her details are at the end of this newsletter.

HML have now confirmed that the irritating automatic “happy [-] holiday” notifications from their Dwellant portal will shortly stop being sent out to members of CPMCL.

Annual General meeting

The company is not obliged to hold AGMs every year. Given there are 369 members and that each year we struggle to get sufficient attendees and proxies to meet the quorum (30), the board will be considering whether to hold one this year, in which case the Annual Report, Annual Accounts and Minutes of last year’s meeting will be distributed without notice of the AGM.

Other matters

The defibrillator is on the St Kitts Drive side of leg 1 (Dominica Court) and does not require a code to be accessed.

The Conveyancing Guidelines can be found on the company’s website www.cpmcl.co.uk. They are intended to assist both parties (and their conveyancers, especially if they are not local) to navigate the complexities of Columbus Point and Sovereign Harbour conveyancing.

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.

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.

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

Directors .

Columbus Point (Management Company) Limited

www.cpmcl.co.uk

Contact details:

CPMCL directors@cpmcl.co.uk

07949 268651

HML Property Managers

27 The Waterfront, BN23 5UZ

Tel: 01323 819365

Fault Reporting info.eastbourne@hmlgroup.com

Property manager Ayesha Al-Jalili ayesha.al-jalili@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.*
