



# Columbus Point

(MANAGEMENT COMPANY) LTD

## **Members Newsletter: January 2024**

We wish you all a very happy 2024. As the year starts, the directors have been planning a number of important projects which will occur during the year.

### **Water Feature Matters**

The wet miserable winter has meant we have gone for 13 weeks without topping up from the water supply.

### **Path lights**

Unfortunately, there have been several path light outages which are most annoying during winter, when lighting is essential. These faults are rectified as quickly as possible, and as usual, have been caused by ant activity. The lights are now being packed with a mastic material in the hope that this will prevent the ants getting up into the lights and damaging the wiring.

### **Major works 2024**

#### **Coating the structure**

During the spring and summer of 2018, Metrix Contractors cleaned down to bare concrete, sealed and coated the Water Feature with the WestWood resin coating that now covers the amenity. The project was a first for WestWood, and assuming their product fulfilled its promise, we could expect a life-span of at least 10 years. To date, apart from some small blisters in the coating where steps were uncovered by water, or in full sunshine, the product has worn well. Staining or bleaching has mostly been caused by sunshine and/or chemical residues.

Because of the necessity of essential and urgent engineering works which can only be done when there is no water in the structure, it has been decided to take advantage of having to lose one leg of water to review the current condition of the coating. Thereafter, and only if necessary, Metrix will clean, reseal if needed, and top up the coating.

Leg 3 will be dealt with first. Starting on 26 January, you will notice the water level in Leg 3 (San Juan Court/Santa Cruz Drive) will be lowered by several steps. While the level is down, Metrix and WestWood GmbH (the German manufacturer of the waterproof resin coating throughout the Water Feature) will carry out some tests to the coating to check its condition.

Starting in March, any remedial works related to the coating are expected to take between 3-4 weeks per leg. Water will then be pumped from leg 2 to leg 3, and leg 2 will be dealt with. Lastly, water from Leg 1 (Dominica Court/St Kitts Drive) will be

pumped across into Leg 2, and when the work is completed, the Water Feature will be topped up with (approximately) one leg's worth of water.

It is expected that this project would extend the coating's longevity before a larger, more expensive, parcel of work becomes necessary.

The cost of these works will be met from the General Reserve.

### **Essential Engineering works**

During the above work, Kent & Sussex Pool Care will take advantage of the chance to carry out essential and urgent repairs in the tech rooms on each leg, starting, of course, in Tech Rooms D and E on Leg 3. The Water Feature and in-pool lights are expected to be fully switched off while this work is being carried out.

The cost of these works will be met from the General Reserve.

### **Changeover from Bromine to Chlorine**

In the next few weeks Kent & Sussex Pool Care will be using the last of the bromine stocks and will be changing the sanitation medium to chlorine granules. This will take place over all three legs as opportunities arise between recoating and engineering activities. **The reason for this change is solely down to cost.** 100 x 5kg of bromine would be £58.58 + Vat = £7,029, whereas 100 x 5kg chlorine would be £32 each + Vat = £3,840.

The amount of chlorine used will not hurt children or wild-life, nor damage the coating or the lights and is not expected to have a noticeable smell or require any more caution than bromine.

During the changeover and possibly for some months, some discolouration of the water is to be expected. If this happens, it will not affect the quality of the water and the contractors will be able to clear it quickly.

### **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)

***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.*