



Columbus Point

(MANAGEMENT COMPANY) LTD

MEMBERS' BULLETIN FOR EASTER/APRIL2018



Safety and unsocial behaviour

This month the members' bulletin starts with the subject of safety and unsocial behaviour. Apparently, while the water had turned to ice, two young people were seen cycling, skating on and then falling through the ice in the Water Feature. While neither boy was hurt, this incident could have ended very differently.

Furthermore, the introduction to the water of shower gel on at least two occasions increases the cost of maintenance and adds to chemical costs, can damage filters and pumps, and could lead to costly repairs.

Should any members be able to assist in regard to either of these incidents, please give CPMCL details so that the police and Fell Reynolds can take the matter further. Where damage has occurred, it is CPMCL's policy to prosecute and, as it has done in the past, recover the full cost of repairs and replacements, plus costs.

Water feature matters

Legs 1 and 2 of the amenity were switched off during the extreme weather early in the month and the jets and fountains will only continue to run whenever it is practical to do so. Levels are lower than usual to ensure water doesn't overlap into the leg which is empty for the re-coating.

Refurbishment news

The extreme weather, snow and rain during the start of the project meant progress was stunted for a few days. Being the first leg of the project, it was anticipated that delays would arise while the contractors learn more about the structure and its condition. However, despite the bad weather, the re-coating of Leg 3 was completed on Thursday 22 March.

At the same time, improvements and repairs were made to the in-pool and cauldron lights, and under-bridge lights have been installed on the Santa Cruz Drive/San Juan Court bridge. As the bridge lights are on the same circuit as the path lights, the bridge will be lit from dusk to dawn.

Metrix Contractors & The Eastbourne Herald

In week commencing 5 March, Metrix sent a press release about their role in the refurbishment of the structure to The Eastbourne Herald.

The online announcement and the published article suggested that the amenity was in a state of disrepair. After a formal complaint, changes were made and any future reference to the Water Feature will be cleared by CPMCL before publication.

In the meantime, Metrix's announcement and their blog on the work they are doing is available on our website www.waterfeature.eu as well as Metrix's website www.metrixcontractors.co.uk/news.

Company matters

Team meetings

During the month some members have been guests at our team meetings. They had the opportunity to see how the board organises its agenda, prioritises its activities and reaches its decisions. If other members wish to receive an invitation, please contact CPMCL at the email address at the bottom of this bulletin.

Fell Reynolds

During March, Anna Mercer, our property manager at Fell Reynolds, left the company to pursue her career elsewhere. The directors take this opportunity to wish Anna well in the future, and to thank her for all her hard work on the company's behalf.

Her successor is expected to be appointed in the next couple of months, during which time Anna's manager, Jonathan Sunderland, will be holding the fort.

GPR Compliance

Changes to the Data Protection Act come into force in May 2018. CPMCL is not affected by these changes since the data kept is not used for commercial or marketing purposes.

Members' questions

This month the board received comments related to changes to the fountain timetable, digital clocks, anemometers, dog bins and bag dispensers and incidents of unsocial behaviour. The subjects and answers are paraphrased below:

Subject: The new fountain timetable

A. The new timetable will be reviewed throughout the year, primarily to ensure that it does not have a negative impact on water quality.

Subject: Digital clocks/timers

A. The board will expect to receive advice from experts on the best type of clocks for the site, with the overriding goals being value for money, practicality including functionality, and ease of use.

Subject: The anemometers (wind sensors)

A. A work order to investigate the failure of the anemometers and to repair or replace them will be issued when the electrician has completed repairs to the in-pool lighting during the refurbishment.

Subject: Dog fouling and bins

A. The red bins for dog waste are provided by the council on council supported paths and the water feature is private land. When the blue bins were acquired, the board considered how

they could improve the image of the amenity. Consequently, the water feature received three large high quality dual purpose bins.

Having bag dispensers at the water feature might lead to bags being thrown or blown into the feature by vandals, with a high potential to block the filters.

Stating the obvious, if dog owners do not pick up now, they are unlikely to do so even if free bags are provided. Most members with dogs take personal responsibility for providing their own bags for this purpose.

Subject: Unsociable behaviour

A. During the refurbishment works and especially while legs are empty, the feature may be a magnet for some inappropriate behaviour. Residents should be mindful and cautious in their response and, of course, if criminal damage is being carried out call the police.

Subject: Identifying the legs of the amenity

A. **Leg 1** runs between Dominica Court and St Kitts Drive.

Leg 2 runs from the fountains up to the outer harbour prom, between San Juan Court and Dominica Court.

Leg 3 runs between San Juan Court and Santa Cruz Drive.

Communication

CPMCL uses this bulletin to keep in touch with members about both the amenity and the company. If you have questions about either, members can contact the property manager at Fell Reynolds or the directors of CPMCL.

New Owners

Obviously, some new owners may not know the role of CPMCL or how to find out more about the water feature, so if a new owner has moved in nearby, if you have met them please ask them to contact CPMCL to join the mailing list, but in any event please print a copy of this bulletin and give it to them.

If you are receiving a copy of this bulletin and are connected to the internet, you are invited to join the mailing list to receive these bulletins electronically in future. To do so, email directors@cpmcl.co.uk to join the list.

If you are not connected to the internet and would like this bulletin delivered to you, please either (a) ask a neighbour if they will print a copy for you each month, (b) call Amanda Smith at Fell Reynolds (01303 228688) and ask her to contact CPMCL with your details, (c) drop a handwritten note in at 53 San Juan Court or (d) ask a neighbour to email CPMCL (address above and below) on your behalf, and future bulletins will be delivered to your property.

Finally, more information about CPMCL and the water feature, including its history, photographs and useful conveyancing guidelines, can be found at www.waterfeature.eu

Directors

CPMCL

<http://www.waterfeature.eu/>

Contacts: CPMCL: directors@cpmcl.co.uk

Fell Reynolds: Accounts accounts@fellreynolds.com

Fell Reynolds: Management management@fellreynolds.com