



Columbus Point (MANAGEMENT COMPANY) LTD

Members' Newsletter - 1 March 2026

Water feature matters

Extent of Water Feature



The map above shows the Water Feature within the Columbus Point development of Sovereign Harbour. Leg 1 runs between Dominica Court and St Kitts Drive; leg 2 runs from the outer harbour down to Monserrat Villas and the main fountain display. Leg 3 runs between San Juan Court and Santa Cruz Drive.

Media change

The last filter media change (from sand to glass) took place over ten years ago. As part of the programme to replace the media throughout the site, the two filtration units in Tech Room A (corner of San Juan Court where legs 2 and 3 join), have been changed. Renewing the media means more efficient filtration of water and better water quality, which in turn reflects on the amount of chemicals required for water purity. The programme will roll out over two years to soften the cost impact on the operating budget.

Annual maintenance

In April, annual maintenance tasks around the site will start. These include all “minor” jobs around the site, such as checking, cleaning and replacing signage, treating the coping stones, removing graffiti, cleaning and painting the path lights, etc, etc. The full list has approximately 20 items on it.

As the weather improves, in-pool lights that have failed during the winter will be replaced and wiring checked. Where LEDs can be reused (where two of the three lights within the bulb are still working), they are retained and reused beneath the cauldrons where they will not be noticed.

Summer timetable

2026 TIMETABLE					
MONTH	1st of	FOUNTAINS		IN-POOL LIGHTS	
		ON	OFF	ON	OFF
January		11.30 AM	12.30 PM	3 PM	Midnight
February	Winter	11.30 AM	12.30 PM	4 PM	Midnight
March		11.30 AM	12.30 PM	5 PM	Midnight
April		1 PM	7 PM	6 PM	Midnight
May		1 PM	7 PM	7 PM	Midnight
June	Summer	1 PM	7 PM	8 PM	Midnight
July		1 PM	7 PM	9 PM	Midnight
August		1 PM	7 PM	9 PM	Midnight
September		1 PM	7 PM	7 PM	Midnight
October		11.30 AM	12.30 PM	5 PM	Midnight
November	Winter	11.30 AM	12.30 PM	4 PM	Midnight
December		11.30 AM	12.30 PM	3 PM	Midnight

Pathlights are light sensor driven low energy LEDs

As can be seen from the timetable, above, the amenity will run for six hours a day starting on 1 April, from 1 pm to 7 pm daily.

Company matters

Annual service charge

The budget for the new financial year, from 1 May 2026 to 30 April 2027, is in the process of being agreed. **Please make sure that Wishtower have your correct contact details and know how you wish to receive the demand (by post, electronically or both). If you are not sure, please contact them (details at the end of this newsletter).** The demand will go out on or around 1 May, so there is plenty of time.

Energy

A new 12-month energy contract has been agreed with EDF starting on 1 March 2026. The new rate will include a 75p daily charge plus 21.5p per kilowatt. This is expected to produce savings which will be reflected in the budget for the year from 1 May 2026 to 30 April 2027.

Property managers

In the past month CPMCL has received and are trying to return payments which are clearly intended for another property manager. There continues to be some confusion about which property managers manage which parts of the development and which are responsible for what.

Wishtower Limited represent Columbus Point (Management Company) Limited (CPMCL). CPMCL manages and maintains the water feature in accordance with the Section 106 Agreement when the development was planned. It is not responsible for anything else on the estate. info@wishtower.com.

Eaves Property Managers represent Acent Investments Limited, the lessor of the blocks of apartments (excluding 1-12 Dominica Court), and take care of the gardens, including those around the water feature, the Dominica Court and San Juan Court courtyards and roads, parking areas outside the flats and have landlord responsibility for the flats. They employ Urban Jungle and Chores for gardening and cleaning. Eaves send out Ground Rent demands to leaseholders, and Maintenance/Service charge demands twice a year to both leaseholders and freeholders. info@eavespropertymanagement.co.uk.

Galloways Limited represent Sovereign Harbour (Sea Defences) CIC. They collect the annual rentcharge that pays the Environment Agency and Premier Marinas for flood defences and harbour maintenance (the 2026 demand for £401.32 was sent out at the end of January). sovereignharbourtrust@wearegalloways.com.

Communication

CPMCL welcomes questions and comments from members. These can be directed to the company or Wishtower. 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

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