



Columbus Point
(MANAGEMENT COMPANY) LTD

MEMBERS' BULLETIN JANUARY 2017

Happy New Year 2017

We take this opportunity to wish all members a very happy New Year.

1. Company Matters

Almost two years ago, at the end of February 2015, Persimmon Homes handed over Columbus Point (Management Company) Limited (CPMCL) and the water feature to its members. At that time there was a dispute over the condition of the amenity and the new directors refused to allow Persimmon to walk away until the amenity had been properly repaired. After a negotiated settlement, ownership of the water feature was transferred to the members in July 2015.

Quite a lot of water has passed under the three bridges (pun intended) since then, with directors stepping down over time, and new directors joining the board. The CPMCL Articles of Association allow for seven directors - but currently there are four (Sandra Cheesman, Sylvia Stephens, Christine Allan and Bruno Di Lieto) - so we have three vacancies.

Members may often assume that the water feature takes care of itself and that all that needs attention is paying the bills and collecting the service charge each year. Importantly, the reality is somewhat different. CPMCL is a professionally run company, with a fully functioning management centre taking care of administration, finance, contractor management, conveyancing and the management of individual tasks as they arise, including the forthcoming refurbishment (see para 6 below).

If any members have management, administrative or other useful skills and would like to know more about joining the board, please contact directors@cpmcl.co.uk for more information and a Role Description. It is not necessary to know the history surrounding the

water feature, which is complicated – your experience, time and enthusiasm are more important.

Succession planning for the future – bringing new directors on board to enable a proper rotation of directors – must begin in earnest now.

More information about the water feature and its history can be found on our website www.waterfeature.eu.

CPMCL has come a long way in these past two years and the directors are pleased with what has been achieved under members' ownership. They welcome the encouragement, support and advice that members have offered, as well as their patience when delays have occurred.

2. Company Timetable for 2017

By End April 2017

The Service Charge budget for FY 2017-18 will have been agreed by the board.

1 May 2017

The invoice will be sent to members. It should be settled in full within 30 days of receipt. Digital copies can be emailed to you if you ask Fell Reynolds to add you to their email database (accounts@fellreynolds.com).

If you are in the process of selling your property at this point in time, it is vital that you settle the account and provide a copy of the invoice to the purchasers to receive a refund of that portion of the bill covering when the new owners complete their purchase.

End April/May

The refurbishment project is due to start. At the moment, this date remains flexible. Members will be kept informed of all developments by way of bulletins.

June/July 2017

AGM papers will be sent to members, including the minutes of 7 July 2016 meeting, the agenda, voting forms, nomination forms and role descriptions (for director roles). One of the existing directors will be required to stand down, but can be re-elected.

August 2017

The AGM will be held at the Sovereign Harbour Yacht Club. Date TBA.

3. Conveyancing

The Deed of Covenant between CPMCL and new owners is a contract for CPMCL to manage and maintain the water feature, and for all 369 Columbus Point estate owners to pay for the management and maintenance of the water feature.

Some new owners have expressed surprise that they have to pay for the water feature, saying their conveyancing solicitors failed to mention it. If you are not satisfied with your legal representatives' advice, you should firstly make a formal complaint to them, followed up with an official complaint to the Financial Ombudsman. CPMCL is not able to assist in this respect.

Sadly, some conveyancing firms are not aware of the complicated conveyancing issues surrounding Sovereign Harbour involving, for instance:

- Sovereign Harbour Trust & the harbour charge
- Cripps Harries LLP
- Columbus Point (Management Company) Limited and the water feature
- Stephen Rimmer LLP
- Fell Reynolds
- Hazelvine, AllSquare Law, Qdime etc.

as well as all the other parties involved in both leasehold and freehold properties.

This sometimes means that CPMCL and our own solicitors have to assist new owners to complete the conveyancing process. Conveyancing Guidelines can be found on our website, www.waterfeature.eu, and all vendors are respectfully asked to refer their purchasers to that document for guidance.

No property ownership on this estate, whether freehold or leasehold, can be registered at the Land Registry until the proper Deed has been signed and returned to CPMCL's solicitors.

4. Website

The company's website, www.waterfeature.eu, is a valuable source of information about the history of the water feature and CPMCL's achievements since taking over the amenity.

5. Water Feature Matters

The path lights along leg 3 failed about a month ago, and it was agreed that for safety reasons the contractor would set them to run 24/7 until a new controller panel could be installed. The LEDs in the path lights are low power and running them 24/7 had minimal

impact on use of electricity. The new panel has now been installed and these light are now working.

Thank you to those members who contacted the directors to check that they were aware of the fault.

There are no other faults and no equipment replacements to report.

6. Refurbishment Project

In the coming year there will likely be refurbishment activities around the amenity, managed for CPMCL by project managers (PMs). The nature of the design and current extent of the project mean that this board has continued to keep a close eye on the project timetable to ensure that milestones are met and each element of the project is synchronised and within timescale.

In the next week or so, the PMs are expected to be in a position to submit the applications for tenders. There being no potential contractor nominations from the members, the PMs will be sending the documents out to three or four potentially suitable contractors whom they have selected.

The duration of the major works (recoating the entire structure) is of some concern, particularly if sections of the structure are drained for prolonged periods during or throughout the summer months. When the tender responses are received, the directors will have a better idea how long the contractors think this work will take. However, be assured the board wishes to ensure that the correct balance between speed, quality and cost is attained for the benefit of the members.

The structure

Some members have already asked about the choice of colour for the structure of the amenity. Members will be asked for their views relating to colour choices, though it is anticipated that simply for aesthetic reasons the structure would have to be some shade of blue (although not “swimming pool blue” as used in the Persimmon recoat of 2013).

Coo-Var, the specialist paint manufacturers, will provide their standard colour chart to CPMCL in due course and will be asked to closely monitor the contractors throughout the project to ensure that their specifications are strictly adhered to.

Path Lights

The path lights were painted matt grey (tops) and black (bottoms) when they were installed by Persimmon. As many of the lights are now in poor condition, this may be an opportunity

for a change of colour scheme. As this element of the project is approached, members will be consulted for their views.

If you would like to know more about the refurbishment, please speak to any of the directors or email directors@cpmcl.co.uk if you have any suggestions, comments or questions about the whole or any part of the project.

7. Landscaping

The three pines on the corner of Leg 1 and Leg 2 (Dominica Court) have now been removed. It is understood that Hazelvine will be replanting the area in the spring. Any enquiries about the landscaping should be referred to Hazelvine.

Litter picking, weed and moss removal on the pathways is the responsibility of Urban Jungle on behalf of CPMCL and if members consider that there are particularly overgrown or slippery areas on the pathways, please let the directors know.

8. Unsociable Behaviour

Dog fouling

While dog fouling is expected to be more evident during the summer months when there are a lot of visitors, for some reason this month it has increased. It is particularly frustrating to find dog mess along the pathways and on the grass verges, and full bags thrown into the shrubbery, especially when the company has acquired three quality bins from EBC which are strategically placed to offer maximum convenience for disposing of all kinds of rubbish.

Two smartphone Apps, “Love Clean Streets” and EBC’s “Report It – Eastbourne” make it easy to report incidents without confronting anyone by taking a photograph of the mess, dog and owner, and if your phone has GPS enabled, you do not even have to type in the location. Both Apps submit the report to EBC to deal with.

9. Last but not least, we welcome new owners to Columbus Point.

If you have a neighbour – new or otherwise - who may not have access to email, or who may not know how to subscribe to the newsletter, please print off the easy-to-print version on the News tab on www.waterfeature.eu website, and ask them to let us have their contact details.

The Directors

CPMCL

directors@cpmcl.co.uk