

MEMBERS BULLETIN – MARCH 2016

1. WATER FEATURE MATTERS

Source Pool at the top of Leg 2, adjacent to the outer harbour This has been out of action since November because of a pump failure. This is the largest of the many pumps on site. The new 10 HP pump has now been fitted into Tech Room A and while the pump was disconnected, the water in the top two basins was drained. The final stage of the pump's installation will be completed shortly when normal service will be resumed.

Lighting

Path Lights Leg 2. The electrical panel for Leg 2 has now been upgraded. Similar upgrades of the lighting panels for Legs 1 and 3 will be done in due course.

In the interest of both safety and economy, discussions continue with the contractors to identify improvements to simplify and reduce the cost of the lighting systems to help ensure that any subsequent failures may be swiftly repaired with off the shelf parts.

New Light, St Kitts Drive, Leg 1. To illuminate the otherwise unlit pathway beyond the bridge at Leg 1 and St Kitts Drive, an additional two LED lights facing away from the bridge have been added to the bollard lights.

Health and Safety

Storm Imogen. During last month's Storm Imogen, some garden furniture from surrounding properties was blown onto the paths or into the Water Feature. Broken glass on the path is a safety hazard, and articles in the water may damage filters or in-pool lamps and puts pressure on the pumps. Please report such incidents to Fell Reynolds so that steps can be taken to retrieve and clear such items to keep paths safe, and to prevent costly repairs.

Fault Reporting and Antisocial Behaviour Reporting. Faults should be reported to David Browne at Fell Reynolds on 01303 228688 or by email to management@fellreynolds.com

To report antisocial behaviour to the police call 101, or if more serious, 999.

Rubbish. Dog fouling continues to be an issue, with some full dog waste bags left in the shrubs. An approach has been made to EBC for the installation of an additional waste bin at a central point of the Water Feature.

Location Plan. A plan showing the location of the technical rooms and pump chambers has been added to the "Documents" page of the website (www.waterfeature.eu/documents.html)

2. COMPANY MATTERS

Budget & annual service charge

2016/17 Service Charge. CPMCL's directors and Fell Reynolds are working on the 2016/17 budget and the accounts for 2015/16 which will form the basis for setting this year's Annual Service Charge.

This first year has been challenging, but, for the first time, there are some actual figures for the costs of maintaining and running the feature. The balance sheet reflects some of the savings that have been achieved through strong contractor relationships, bulk purchase of chemicals, careful planning and a hands-on approach to managing the Water Feature.

Details and service charge invoices will be sent out at the end of April or early May.

Debt. Fell Reynolds has also been focusing on reducing the remaining debt so that there is a lower roll-over of bad debt to the new Financial Year. They continue to recover the bad debt in full, with costs, through court action against non-payers. Debt currently stands at around £5k against a Service Charge Budget of some £129k.

Conveyancing. Some vendors/purchasers and their conveyancers continue to overlook the Deed of Covenant to pay for the Water Feature. Conveyancing Guidelines are available on our website's documents page (www.waterfeature.eu/documents.html), and it is strongly recommended that they are shared with all parties involved in the sale and purchase of property on Columbus Point.

If there is any part of the full 12 months' annual service charge unpaid by the vendor, our conveyancers will not deal with applications for Enquiries before Contract and the Deed of Covenant, and purchasers will be unable to register title to their property. If in doubt, contact directors@cpmcl.co.uk

Additional Director. Following the appeal for further CPMCL directors, Sylvia Stephens of Dominica Court has been appointed a director. Sylvia, along with her husband, David, was an active member of the Water Feature Action Group and has a good understanding of the history surrounding the Water Feature and the challenges faced by the members. Sylvia will be a great asset to the company. With her keen eye for detail and her interest in numbers, Sylvia's prime focus will be the company's financial activities and, along with the other directors, she will be working closely with Fell Reynolds. Please welcome Sylvia to the board.

Under CPMCL's Articles of Association, CPMCL can have as many as seven directors, so if you think you have some skills to contribute and would like to know more, contact directors@cpmcl.co.uk for further details.

Annual General Meeting. Please put the date in your diary. The AGM will take place on the evening of **Thursday 7 July** at the Sovereign Harbour Yacht Club. AGM papers, company accounts and the call for nominations for directors will be sent out nearer the time.

3. AND FINALLY

As usual, we take this opportunity to welcome new owners to Columbus Point.

If you have new neighbours or neighbours without the internet, please print a copy of this bulletin and pop it into their letterbox.

Further information about the Water Feature and Columbus Point (Management Company) Limited (CPMCL) can be found at www.waterfeature.eu

If you have any comments or questions about CPMCL or the Water Feature or wish to be added to the e-mailing list, please feel free to contact the CPMCL directors at directors@cpmcl.co.uk