



March 2017 bulletin

Company Matters

Financials

During March the annual budget process will start and the budget for FY 2017-18 will be agreed. **The Service Charge invoice will be issued on 1 May and members are reminded that payment in full is due within 30 days of the date of the invoice.**

Directors

As referred to above, since March sees the board working on the budget for the coming financial year, it is timely to mention that every May after the invoice is sent, a handful of messages are received from members querying the budget, the costs of running the amenity, the service charge itself and/or the company's policy for recovering unpaid service charge. **The ideal way to clarify and influence the board's decisions and to understand how they are reached is to become a director of CPMCL.**

If you would like to find out more, please contact the directors at directors@cpmcl.co.uk

Refurbishment

We are continuing to obtain quotations and tenders for the project, but as this is taking longer than we had anticipated the main internal structure cleaning and recoating refurbishment may not be carried out in 2017 and may take place in 2018. However, we expect that the removal of the path lights for off-site sandblasting and painting, and the steam cleaning, sealing and painting of the coping stones and external side walls of the amenity, will be completed this summer.

During refurbishment, every effort will be made to ensure that noise, debris and inconvenience are kept to a minimum. Bad weather could cause delays, but members should understand that much of the refurbishment work must occur during periods when the weather is closest to the ideal conditions for providing the best results.

Water Feature Matters

The amenity is running well and there are no major issues to report.

During February there were some minor repairs to a filtration unit in Tech Room A, and a brominator in Tech Room A will be replaced during March; it will be cannibalised for parts for use wherever possible on other brominators on site.

The pump that was refurbished in the summer of 2015 has been used to replace a failed pump in Tech Room B. We are currently waiting to hear if the failed pump can be refurbished or cannibalised which would provide a capital expenditure saving to members.

Some minor tidying up of wiring and control panels is being carried out, and some further electrical work is being considered following the Annual Electrical Survey.

Water Meters

For the past couple of years Albie Wake from 33 Dominica Court has religiously collected water meter readings every Monday and passed the figures back to us. Unfortunately Albie and Marilyn have now moved. Our thanks go to Albie for his input and we take this opportunity to wish him and Marilyn all the very best in their new home.

The two water meters are located in a manhole in the courtyard opposite 42/43 Dominica Court and they need to be read regularly so that we have a proactive approach to identifying any serious changes in water consumption and supporting data to identify it. This takes no more than five minutes each week.

We are now looking for a volunteer or volunteers to take meter readings and pass them back to us. If anyone is available to help, let us have your details and we can show you what is involved. Contact directors@cpmcl.co.uk for more information.

New Members

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

Membership of CPMCL will occur when the conveyancing process has completed. If you have any conveyancing related questions, you should refer them to your conveyancing solicitors. Conveyancing Guidelines can be found on our website (www.waterfeature.eu) in the Documents tab.

New owners and members who have any suggestions, queries or questions about CPMCL, the Water Feature or the Service Charge, should contact Fell Reynolds on 01303 228 688 or by email management@fellreynolds.com or the directors of CPMCL at directors@cpmcl.co.uk

To be added to this mailing list, please send your email address to directors@cpmcl.co.uk

Directors, CPMCL