



Members' Bulletin for May 2017

Columbus Point (Management Company) Limited ("CPMCL") welcomes all new owners/members to Columbus Point.

If a new neighbour who has bought their property does not know about this monthly bulletin or if you know owners who don't have access to the internet, please print an easy-to-print version (which can be found on our website, www.waterfeature.eu on the News page), and drop it into them.

The newsletter and the website keep members up to date with what's happening, and who to contact. To be added to the mailing list, contact directors@cpmcl.co.uk.

THIS MONTH'S NEWS

Water Feature Matters

The pump to the fountain at the top of Leg 2 has been switched off for testing for one week until Friday 5 May.

Levelling repairs to pavements have started and are expected to be completed during the month.

Members are reminded that CPMCL and Fell Reynolds are responsible for maintaining the water feature its surrounding paths and path lighting around it. Hazelvine does not manage the water feature.

There are no other matters to report.

Fault Reporting

Faults should be reported to Fell Reynolds in the first instance. Telephone 01303 228688 or management@fellreynolds.com. Faults must not be reported to South East Pools maintenance staff as this distracts them from their maintenance activities.

Other matters

Dog fouling

It is frustrating to have to report increased dog fouling on the paths and lawns surrounding the water feature.

Unsociable behaviour

During the month there have been incidents involving boisterous and unsociable behaviour around and in the amenity. To deal with minor skirmishes ourselves, the WhatsApp "Help" Group was created two years ago, and new additions to the group are welcome. If you have a smartphone and would like to know more and if you would like to be added to the Group, please contact directors@cpmcl.co.uk.

Members are asked to be safe at all times, and to call the police (101 or 999) to report incidents, and especially behaviour that becomes out of hand.

Company Matters

Annual Service Charge

In April members should have received their invoice for the water feature service charge. This charge represents each property's share of the costs in FY 2017-18 for managing and maintaining the water feature.

The service charge should be settled by 30 May and can be paid by electronic banking, by debit or credit card or over the telephone and of course by cheque. Always quote your property ID when making a payment.

It is important that Fell Reynolds has a valid address for postal correspondence where it is not the property address. If no other address is available, the property address is regarded as the valid, legal address for delivery of official notices and papers. If you have not received this year's invoice you should contact Fell Reynolds to check they have the proper address for you.

The invoice and other company correspondence can be sent to members electronically. Please contact Fell Reynolds on accounts@fellreynolds.com if you would like them to communicate with you via e-mail, quoting your property address and confirming your telephone number for use in an emergency.

AGM

The CPMCL Annual General Meeting is due to take place on Friday 28 July at 7.30 pm in the Royal Sovereign Suite at the Sovereign Harbour Yacht Club.

The Agenda will be sent to all members in June, followed by voting forms and other relevant paperwork.

Members who wish to receive their AGM documents by email should notify the Company Secretary by email to companies@fellreynolds.com or 01303 228688.

IMPORTANT - Recruitment: Director to assist with company administration

CPMCL requires an additional Director to help with various administrative tasks needed to run the company. The role might entail liaison with the managing agents, some assistance in the production of papers and correspondence, and attending management and team meetings. A hands-on induction would of course occur. For more information, please contact directors@cpmcl.co.uk.

Since the Articles of Association exclude the directors receiving emoluments of any kind, an alternative would be to outsource some or all of this work, the cost of which would have to be passed on in the annual service charge.

Initially, the role might interest a CPMCL member with half a day available each week.

Fell Reynolds

David Browne has now left Fell Reynolds and his replacement is Anna Mercer.

David worked hard for CPMCL members, particularly during the difficult first year of our self-management in 2015-16. David's patience, commitment and advice have been greatly appreciated and have been acknowledged.

Like David, Anna will be members' point of contact for any matters relating to the management of the water feature, problems and fault reporting. Anna can be contacted at management@fellreynolds.com or 01303 228688.

Members' Bulletin

It is believed that the members' bulletin is no longer required on a regular monthly basis, so in future the bulletin will be produced and emailed out to members only when deemed necessary.

If members have any ideas or questions about this bulletin, contact directors@cpmcl.co.uk.

Directors

CPMCL

www.waterfeature.eu