



Columbus Point

(MANAGEMENT COMPANY) LTD

Members' Bulletin June 2017

With the start of refurbishment activities around the amenity, it is timely to bring members up to date with both refurbishment and company news.

Water Feature matters

Refurbishment

It was originally intended that the refurbishment would take place in one project. A project manager was appointed in July 2016 and Section 20 Notices were sent out to members. However, a number of milestones in the projected timetable were missed and the project will now be managed by CPMCL and Fell Reynolds, broken down into manageable pieces.

To bring members up to date, set out below are the three projects that make up the Refurbishment Programme.

Overall Programme - Water Feature Refurbishment

Project 1 – Recoating the structure – by far the largest element in terms of time, management and cost.

Anticipated to start and be completed during Spring/Summer 2017, the project has failed to complete important milestones and has now missed its window, and may be carried out later in 2017 or during 2018.

While the water feature is drained, non-essential pump replacement and some minor repairs and lighting improvements (such as under-bridge lighting) will be dealt with.

Project 2 – Coping stones & side walls steam cleaning and painting

This started in May and is expected to be completed during June. This work should have no effect on members' enjoyment of the water feature.

Project 3 – Path light refurbishment

Having received quotations (which the board considered to be unacceptable) for all the lights to be refurbished, this programme has been revised.

Of 108 lights, just 40 are in need of urgent attention, and in the first instance, those lights will be individually removed, cleaned and painted.

This work will start during June, after which the remaining lights will be dealt with on an individual basis depending on their condition. There should be no impact on the lighting of the paths.

Breaking the programme into these three elements should result in minimum disruption from noise, contractors on site, and inconvenience to members, as well as give the board time to manage each project in a less pressurised timescale and, most importantly, control and contain costs.

Contractors have been appointed or are about to be appointed to carry out each element of the programme.

Path repairs

Of necessity, this is an ongoing programme. The damage to the pavements occurs after heavy rain and is also caused by root damage. During April and early May the path was repaired and pavements were levelled.

Company Matters

Resignation

During May Sylvia Stephens resigned as a director of CPMCL. It is due to her tenacity and commitment that Fell Reynolds now has in place financial reporting processes to deal with the company's unique demands. The members and this board have much to be grateful to Sylvia for and she will be sorely missed.

With Sylvia's resignation, this leaves CPMCL with three directors, and it is important for the sustainability of the company that at least another two members join the board, in particular, someone with a financial or accounting background.

It cannot be emphasised enough that without support the existing member directors cannot continue indefinitely to manage and maintain CPMCL and the water feature. Should the management of CPMCL and the water feature have to be assigned to a management company, costs to members would rise sharply.

Service Charge

At the end of April, members received their service charge invoice. This is due for settlement within one month of receipt. Any queries should be referred to accounts@fellreynolds.com or telephone 01303 228688.

CPMCL's Annual General Meeting

During June members will hear from Fell Reynolds about the AGM which is scheduled to take place on Friday 28 July at 7.30 pm at The Sovereign Harbour Yacht Club. Please diarise this date.

In accordance with the company's Articles of Association:

- in order to carry out the business of the meeting, a quorum of 30 members, including proxy votes, is required.
- each property, irrespective of the number of registered owners, is ONE member and therefore each property will have ONE vote.

The order of the names on the documents from Fell Reynolds reflects the way the names appear in the Deed of Covenant and is not gender specific.

Some new owners are not yet members of the company as their conveyancing has not been completed. In these instances, the calling letter and AGM documents will be sent to the former owners of the property and cannot be issued to non-members.

Finally,

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.

These bulletins 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.

Directors, CPMCL