



Columbus Point

(MANAGEMENT COMPANY) LTD

Members' Bulletin – July 2016

WATER FEATURE MATTERS

1. Repairs & Maintenance

After several weeks during which the path lights on the Santa Cruz Drive side of Leg 3 were running on a temporary "patch" while new more powerful drivers were obtained, the lights have now partially failed. Every endeavour is being made to bring them back to full working condition and residents are advised to take care in the meantime.

Also on Leg 3, two sets of in-pool lights are in need of repair. As this work is regarded as low priority since it can only be carried out when the water levels are lowered, the fault has been logged and will be attended to when water levels are next reduced.

Otherwise there are no issues to report.

Members are reminded that two skimming nets are available should they wish to remove debris from the feature between maintenance visits. If you would like to use them, contact any of the directors, or email directors@cpmcl.co.uk

COMPANY MATTERS

2. Annual Service Charge

The 2016-17 Service Charge was payable by the end of May, that is within 30 days of its receipt.

If you have not yet settled the charge, you will recently have received the first reminder from Fell Reynolds. If a further reminder has to be sent, an Administration Charge of £25.00 will be added to the amount due.

The charge has been introduced to ensure that the Service Charge is paid promptly and that the costs dealing with arrears are not passed on (in the form of Company Costs) to Members who paid the Service Charge when it became due. This charge is not another revenue stream for CPMCL, but will reimburse Fell Reynolds for the additional work required collecting arrears of Service Charge.

3. Website

The company's website www.waterfeature.eu is maintained and updated as a valuable resource to Members and the public alike. It contains an archive of recent history related to the handover of the amenity to its Members in 2015 and Members' bulletins.

Additionally, the website contains Conveyancing Guidelines relating to CPMCL and the Deed of Covenant. Members who are selling their property should refer all parties, including your selling agents and both sets of conveyancers, to the Guidelines. Should Members experience conveyancing problems related to the Deed of Covenant, they may also contact directors@cpmcl.co.uk who may be able to provide some help.

If there is anything you would find useful to have added to the site, please let us know.

4. AGM

This is the final reminder of the company's second Annual General Meeting which will be held on Thursday 7 July at the Sovereign Harbour Yacht Club. The doors open at 6.30 and the meeting will commence at 7.30 pm.

Some new owners, whose purchase has not yet been registered at the Land Registry, will find that they are not yet Members of CPMCL. As stated previously, only Members of CPMCL may attend and vote at the meeting.

As Members are required to sign in upon arrival, we suggest arriving early. The bar will be open before and after the meeting.

Two more volunteers are needed to assist at the AGM by staffing the signing in desk and to help the vote-counting. If you can help, please let us know as soon as possible.

Although the deadline has passed for returning Proxy Voting forms to the Company Secretary, if you still wish to register a vote by Proxy, you may do so by handing your personalised Proxy voting form to one of the directors, or to a nominee (who must be a Member) to hand in at the meeting.

5. Contact details

For those of you who do not have quick access to CPMCL's contact details, set out below are our Contacts

The directors directors@cpmcl.co.uk

Fell Reynolds (Managing Agent & Company Secretary)

accounts@fellreynolds.com (accounts department)

management@fellreynolds.com (fault reports)

companies@fellreynolds.com (company secretariat)

Telephone: 01303 228688

Address:

Fell Reynolds

Unit 13, The Glenmore Centre

Shearway Business Park

Pent Road

Folkestone, Kent

CT19 4RJ

Stephen RimmerLLP (solicitors)

cc@stephenrimmer.com (conveyancing)

Telephone: 01323 644222

Address:

28-30 Hyde Gardens

Eastbourne

East Sussex

BN21 4PX

CPMCL Website www.waterfeature.eu

And finally,

If you have a neighbour who does not have internet access, or who has only recently moved to Columbus Point, please print out the shortened version of this bulletin (click [here](#) or copy and paste this link into your browser <http://waterfeature.eu/news.html>) and pop it into their mailbox.

CPMCL takes this opportunity to welcome new owners and Members to Columbus Point. To keep abreast of our news, new owners are encouraged to join our mailing list by emailing directors@cpmcl.co.uk

Directors

CPMCL