



Columbus Point

(MANAGEMENT COMPANY) LTD

Members' Bulletin July 2017

Water Feature matters

Members will have noticed that over the weekend of 16-18 June problems arose over the condition of the water. This was the unexpected result of a number of ongoing issues including the beautiful weather, and over the following week every effort was made to rectify the problem and the water quality has now returned to normal.

Following the failure of an autofill switch to the fountain at the top of leg 2 (harbour end) which moves water from the holding tank to the amenity when water levels drop under the sensor, a qualified pool electrical company has been instructed to investigate and quickly resolve the problem.

Lastly, to carry out tests as part of the investigation into water usage, the source pool fountain at the top of leg 2 (harbour end) may need to be switched off during July.

Refurbishment

During the month, members will have seen contractors steam cleaning the coping stones and side walls of the feature as part of the refurbishment project. The steam cleaning was followed by the application of biocide liquid which will soak into the stones and kill off any deep-seated algae. At the same time, the outside walls of the structure were cleaned and painted. Following the path levelling work during May, this concludes the second part of the refurbishment programme.

The third element of the refurbishment programme will start during July. Individual path lights will be removed for cleaning and repainting. As advised previously, the worst lights will be dealt with first and this will be a gradual process.

Company Matters

Service Charge

At the time of writing this bulletin, some 14% of the members had not paid the service charge. A few of these are new members who would have received their service charge invoice a month later than it became due. Payment is now due.

Unfortunately, if the service charge remains unpaid and Fell Reynolds have to send a final reminder, they are authorised to add an administration charge to what is due. This charge covers their costs for having to collect arrears and ensures that the cost of recovering arrears is not picked up by members who have paid their invoices promptly.

Members in the process of selling their property must still pay the charge, which should be apportioned as a refund in their completion statement.

Unsociable behaviour

Some members (and tenants) do not appreciate that the water feature is an amenity that is owned by the 369 members of CPMCL. CPMCL is the management company set up to manage and maintain the amenity and its board of directors are unpaid volunteer members of CPMCL.

It is frustrating when unsociable activities occur which could have been prevented and which have a financial impact on the service charge. As every one of the members owns the water feature, every member has a vested interest in ensuring that the feature is well maintained and costs are contained by stopping damage and unsocial behaviour that costs the company money to put right.

It is in everyone's interest to have a fully functional, clean and presentable amenity. This means identifying people such as those seen throwing a bucket of dirty water into the amenity and visitors who wash their silt-covered feet and even dogs in the water, leading to blocked filters.

To remove plastic bags and other items blown into the amenity, skimming nets are available around the amenity. Please contact one of the directors or email directors@cpmcl.co.uk to borrow one.

If you see any unsociable behaviour and cannot deal with it, please let us have your name and mobile number to join our WhatsApp group for rapid support, or call 101. Alternatively, if you can, take a photograph and provide any helpful information to Fell Reynolds via management@fellreynolds.com and directors@cpmcl.co.uk.

AGM

This is the last reminder that the company's third Annual General Meeting will take place on **Friday 28 July at 7.30 pm at the Sovereign Harbour Yacht Club.**

It cannot be emphasised enough how important it is for members to participate in the voting process whether they can attend the meeting or not. If you are unable to attend the meeting and wish to vote, proxy voting forms will arrive on around 4 July, and should be returned to the Company Secretary (companies@fellreynolds.com) by email (scan to PDF please) or by post by Friday 21 July.

Volunteers

A number of members have been good enough to volunteer their time occasionally and during small emergencies. The engagement and support of these volunteers is greatly appreciated.

If any other members would like to help out now and then, mostly, but not exclusively, with practical matters, without becoming a director, please contact directors@cpmcl.co.uk.

Finally, as always

Please print this bulletin for new owners and members who do not have access to email. An easy-to-print version is available on our website's "News" page.

We look forward to seeing you at the AGM on 28 July.

The directors

CPMCL

www.waterfeature.eu