



# Columbus Point

(MANAGEMENT COMPANY) LTD

## Members' Bulletin August 2016

### WATER FEATURE MATTERS

#### 1. Trip Hazards

The pavioir trip hazards caused as a result of root growth and the heavy rainstorms have now been repaired. Investigations are ongoing into root damage from the two large pines between the block of flats (27-38 Dominica Court) and under-patio holding tank and the structure of the Water Feature.

#### 2. Cauldron fountain at the end of Leg 3, San Juan/Santa Cruz Drive

An underground chamber next to the cauldron at the end of leg 3 was flooded during the recent storms, leading to the failure of the pumps. A new sump pump is on order and investigations continue. Should it become necessary to replace the main pump, our refurbished one is available and if a new pump is required, the cost is covered in this year's budget.

#### 3. Path lights Leg 3, Santa Cruz Drive path

The former electrical contractors failed to satisfactorily complete the repair to the lights, and we are appointing a new contractor. This fault will be attended to as a priority. We ask members to bear with us and to take extra care on that path.

There are no further matters to report.

#### 4. Fault Reporting

If you spot any hazards or faults, or notice something doesn't appear to be working as it should, please let Fell Reynolds know as soon as possible, and any one of the directors. Telephone 01303 228 688 or email [management@fellreynolds.com](mailto:management@fellreynolds.com).

#### 5. Unsociable behaviour

The Feature now attracts many visitors and residents to the South Harbour, including many Pokémon Go players who are following the game through Sovereign Harbour.

While CPMCL welcomes visitors and invites everyone to enjoy the facility, visitors are asked to observe the safety signs and, if walking dogs, to pick up after them and use the bins located around the feature.

Unfortunately, during the school holidays and hot weather, the amenity also attracts visitors whose unsociable and dangerous behaviour is not welcome.

Late night noise and screaming cause disturbance to residents, which is unacceptable.

The Water Feature is not a swimming pool and is heavily dosed with chemicals which can be dangerous to health; vandalising the in-pool lights and fountain spouts and jets could lead to injury and if damage occurs to any of the structure, CPMCL is obliged to take legal action for criminal damage.

As mentioned at the AGM, a *Whats App* group has been created to highlight the immediate need for residents to engage by way of several residents coming out and using persuasion, and/or appearing on a balcony with a telephone and saying that the police are being called. On another level, it could just be used to broadcast to the group that attention is required.

This is a shared information group, NOT a vigilante group. It is not a replacement for calling the police on 101 (antisocial behaviour) or 999 (criminal damage).

If you overlook the Water Feature and have the *Whats App* app on your phone, and would like to be added to the group, contact the directors at [directors@cpmcl.co.uk](mailto:directors@cpmcl.co.uk)

## **COMPANY MATTERS**

### **6. 2016 CPMCL Annual General Meeting**

Our second AGM was held on 7 July. The minutes will be available in the near future.

Among the guests who attended the meeting were our former Member of Parliament, Stephen Lloyd, and Conservative Councillor, Gordon Jenkins, both of whom had taken an active role in helping the members of CPMCL take over the Water Feature in 2014 and the company in 2015.

### **7. Full Directors**

The first AGM took place on 26 June 2015 when the following CPMCL Members were elected as directors: Christine Allan, Sandra Cheesman, Bruno Di Lieto and Richard Moakes.

In February 2016, Sylvia Stephens was appointed as an additional director. At this year's AGM, Richard Moakes resigned, Peter Burgess was voted on to the board and the other directors had their appointments ratified.

### **Welcome to new members**

If you have new neighbours or know someone without access to the internet, please print off the easy-to-print version of this bulletin to give them (click [here](#) or copy and paste <http://www.waterfeature.eu/news.html> into your browser).

Whatever your feelings about the Water Feature, the monthly bulletin will keep CPMCL members informed of works, faults, maintenance and other issues related to the amenity, as well as topics related to the management company.

To be added the mailing list and to provide any feedback, please contact [directors@cpmcl.co.uk](mailto:directors@cpmcl.co.uk)

### **Website**

Information about the Water Feature, archived documents, old bulletins, timetables, and conveyancing guidelines can be found at our dedicated website: [www.waterfeature.eu](http://www.waterfeature.eu).

Directors, CPMCL