



# Columbus Point

(MANAGEMENT COMPANY) LTD

## AUGUST 2017 MEMBERS BULLETIN

### WATER FEATURE MATTERS

#### Water loss leg 2

Leg 2 (fountains to the harbour promenade) has been switched off to investigate water loss.

Anna Mercer, property manager for Fell Reynolds, gave the recent AGM an up to date report of what has occurred and what is planned for the immediate future in respect of the water loss, particularly to the fountain section of Leg 2.

This is being investigated by CPMCL's contractors and as soon as possible a specialist firm will be carrying out a camera-survey through all the pipework.

#### Running times

It should be noted that the running times of the fountains varies throughout the year to reflect hours of daylight. The fountains will switch off at 9 pm on 1 September and this switching off time will continue for eight months until 1 May 2018. In January 2018 the contractors will be consulted again about efficiency and the timetable will be reviewed. A copy of the current timetable is available on [www.waterfeature.eu](http://www.waterfeature.eu)

### FOUNTAINS AND LIGHTS SCHEDULE (Amended May 2016)

MONTH	FOUNTAINS ON	FOUNTAINS OFF	IN POOL LIGHTS ON	IN POOL LIGHTS OFF
January	9.00 am	9.00 pm	3.00 pm	Midnight
February	9.00 am	9.00 pm	4.00 pm	Midnight
March	9.00 am	9.00 pm	5.00 pm	Midnight
April	9.00 am	9.00 pm	6.00 pm	Midnight
May	9.00 am	11.00 pm	7.00 pm	Midnight
June	9.00 am	11.00 pm	8.00 pm	Midnight
July	9.00 am	11.00 pm	9.00 pm	Midnight
August	9.00 am	11.00 pm	9.00 pm	Midnight
September	9.00 am	9.00 pm	7.00 pm	Midnight
October	9.00 am	9.00 pm	5.00 pm	Midnight
November	9.00 am	9.00 pm	4.00 pm	Midnight
December	9.00 am	9.00 pm	3.00 pm	Midnight
			<b>PATH LIGHTS</b>	
Day light sensors			Dusk	Dawn

#### Communication & the Mailing List

The incident in Leg 2 has emphasised the value of the bulletin for communication. At the AGM it was confirmed that to the best of this board's ability, members will be kept informed through timely and regular updates via the members' bulletin and the website.

Consequently, if you have a neighbour who is a new owner, please drop a printed copy of this message in to them and highlight the importance of joining the mailing list. If you have a

neighbour who does not have internet or email, please print off copies for them so they know what is happening. To join the mailing list, email [directors@cpmcl.co.uk](mailto:directors@cpmcl.co.uk)

Easy to print versions of this bulletin can be found on the News page of [www.waterfeature.eu](http://www.waterfeature.eu) and hard copies will be delivered to brand new owners by volunteers as soon as this bulletin is sent out.

## **COMPANY MATTERS**

### (a) AGM

On Friday 28 July the AGM was attended by the representatives of around 32 properties and the chairman held some 25 proxy votes, thus achieving the necessary attendance for a quorum (30).

Guests at the meeting included Eastbourne's MP, Stephen Lloyd, as well as Conservative Councillors, Penny Di-Cara and new councillor, Paul Metcalfe. Many members will recall that Stephen played a proactive role in the negotiations with the board of Persimmon Homes, leading to the financial contribution of over £200,000 to the special reserve fund.

Minutes of the meeting will be issued in due course by the company secretary. However, some highlights are below:

### (b) Financials

The main thrust of the presentation at the AGM was that the board of directors have maintained close control over spending. It is through the board's hands-on approach to the management of the water feature and close control and scrutiny of spending, that this has been achieved.

Referring to concerns related to the investigations into the water loss in Leg 2 (see above), the meeting was assured that while the cost of the investigation and any work associated with remedials is not known, there are currently substantial funds in the company's Reserves. This is a fluid situation and members will be kept informed as more information becomes available.

There was a query about the budget figures where £7,100 has been allocated in the budget to ultraviolet lights (UVs) and filtration media, but is also included in the General Reserve. This may be over-budgeting but the funds are now allocated and available and the situation can be considered further at next year's budget review.

### (c) Changes to the Articles of Association

A discussion arose over some phraseology in the proposed changes to the articles and amendments to these changes were agreed by show of hands. The new Articles will be passed to the company's solicitors for confirmation that they meet legal requirements.

### (d) Rainwater Recovery plan

While rainwater recovery remains on the 5 year plan, this is not a matter that this board has investigated.

A request was made for anyone who might have an interest in or knowledge of the science of rainwater recovery to provide some starting blocks of information on which some future committee of members can carry out a detailed investigation and come up with a proposal and costings. The current board lacks the resources to take on this task.

### (e) Directors

Michael Steel (San Juan Court) was welcomed to the board.

With Michael's appointment, it was once again emphasised that the articles of association allow for a board of no fewer than 3 directors and no more than 7. To ensure a sound succession plan and the transfer of knowledge, experience and skills it is absolutely vital that members come forward to join the board.

If any members are not sure about becoming directors but would like to find out more, by, for example attending parts of some meetings or accompanying directors at on-site meetings with contractors when they are carrying out surveys, please get in touch. Without the need to join the board, it would be helpful to have the help, advice and involvement of members who have knowledge and experience in any of the following skills - building, contract management, accountancy and book-keeping, project management, engineering. An extra pair of experienced eyes is always going to be welcomed.

(f) Declaration of interests

A declaration of interest and notification of a proposal to charge CPMCL £20/hr for the use of conference room facilities at offices at The Waterfront leased by one of CPMCL's directors was put to the members at the AGM, and although no vote was required, the meeting approved the proposal by a show of hands. The meeting also received a declaration of interest in a jet wash company that would be invited to quote for CPMCL work.

Finally, thank you

The board wishes to thank Sue Lees, Geraldine and Steve Scudder and Richard Moakes for their practical and logistics help at the AGM.

Directors

CPMCL

[www.waterfeature.eu](http://www.waterfeature.eu)