



Columbus Point

(MANAGEMENT COMPANY) LTD

Members' Bulletin October 2016

THE WATER FEATURE

1 Soak Test

As mentioned in last month's bulletin, the pumps serving the Water Feature have been switched off for one week for the bi-annual soak test. This test is to check water and electricity usage as well as to ensure that the amenity remains water-tight. The test will be concluded on Friday 7 October.

2 Leg 3 path lights

The repairs to the wiring between lights 64 and 67 at the end of Leg 3 have been completed, as have the flickering lights on the corner of San Juan Court.

3 Multi-purpose bin

The new multi-purpose bin has been installed on the St Kitts Drive side of the bridge over Leg 1.

COMPANY MATTERS

4 Refurbishment Project FY 2017-19

S20 of the Landlord & Tenant Act 1985 (as amended)

S20 of the Act provides for consultation of leaseholders throughout the processes of tendering and appointment of contractors. In the next couple of weeks all Members will be hearing from Fell Reynolds with the S20 Notice of Intention (pre-tender Stage 1). At this point in time, it is not clear whether it will be necessary to proceed to post-tender Stage 2, which depends on the total cost of the project including professional fees.

While the Act relates to leaseholders, in the interests of transparency freeholders will also be notified.

More information will be contained in the communication from Fell Reynolds.

5 The Board of Directors

Unfortunately, Peter Burgess has decided to resign as a director of CPMCL effective immediately. The board takes this opportunity to thank him for his hard work on the company's behalf, and to wish him well for the

future.

To help spread the workload, our Memorandum & Articles of Association allow for seven member directors; with the loss of Peter from the board, there are now just four (Sandra Cheesman, Sylvia Stephens, Christine Allan and Bruno DiLieto).

Members often have interesting thoughts about how the company and the Water Feature should be managed. If you want to take part in the company's activities, volunteer to become a director.

For more information, contact any one of the directors or email directors@cpmcl.co.uk

6 Annual Service Charge arrears

CPMCL and its directors are committed to ensuring that no arrears remain unpaid. Those owners who have paid their service charge in full and in a timely manner rightly look to the directors to ensure that no arrears remain unpaid, and that the costs of retrieving arrears are recovered.

As we approach the six month point in our financial year, arrears of service charge currently stands at less than 3%, and PDC (Property Debt Collection Limited) have now been instructed to collect the remaining arrears, if necessary through the County Court.

7 The directors' 2016-17 Annual Report

Earlier this year, the directors' Annual Report was sent to members with their AGM papers.

New members may be interested to learn more about the achievements and plans for the company and the Water Feature, and a copy can be obtained by emailing directors@cpmcl.co.uk

8 Welcome to new members

Some new owners have still not asked to be added to the mailing list for the monthly bulletin.

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.

If you have a new neighbour, please print a copy of this bulletin and drop it into their letterbox. An easy to print version is available on our website in the Documents section.

To be added or removed from the mailing list and to provide any feedback, please contact directors@cpmcl.co.uk

9 Website

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

Directors, CPMCL