



**Columbus Point**  
(MANAGEMENT COMPANY) LTD



## MEMBERS BULLETIN DECEMBER 2016

### Season's Greetings

Although there are still three weeks before Christmas, CPMCL's directors take this opportunity to wish all our members a very happy Christmas and a healthy, peaceful and prosperous New Year.



### Spreading the word

The monthly bulletin provides members with updates on amenity and company matters. Throughout next year's refurbishment project planned for Spring 2017 (see below), the bulletin will keep members informed about path closures and access, as well as general progress.

For those members who print copies of these bulletins for neighbours without access to the internet, an easy to print version of this newsletter can be found on [www.waterfeature.eu](http://www.waterfeature.eu) website on the News page.



### Welcome to new owners

If you see a new owner moving into a neighbouring property, please pass a printed copy of this newsletter to them and suggest that they provide their email address to be added to the mailing list by contacting [directors@cpmcl.co.uk](mailto:directors@cpmcl.co.uk)



## WATER FEATURE MATTERS

*A reminder:*

**Leg 1** runs between *Dominica Court and St Kitts Drive.*

**Leg 2** runs down from the outer harbour path to the central rose of fountains overlooked by *Montserrat Villas, and between San Juan Court and Dominica Court.*

**Leg 3** runs between *San Juan Court and Santa Cruz Drive.*

A new pump on one of the filtration units has been installed in Tech Room A, feeding leg 2. Its cost was budgeted and it has tested satisfactorily.



## Refurbishment Update

### **Preliminary activity**

Before the weather deteriorates any further, and to provide a worthwhile evaluation of processes, members may have noticed that a few of the dirtiest coping stones have been professionally steam cleaned and treated. The contractors involved will be invited to tender for this part of the refurbishment work.

### **Section 20 of the Landlord & Tenant Act 1985 (as amended)**

Following the S20 Stage 1 Notices, Fell Reynolds has advised that they received one enquiry about the process of quoting to tender which did not go any further. The 17 November deadline passed and there being no nominations, the project managers will continue with the preparation of the tender documents, with invitations to tender expected to go out at the beginning of December for submissions to be received and evaluated early in January 2017.

When the responses to the invitations to tender have been received and contractors approved, the board will be able to evaluate the cost of each part of the refurbishment project.

Once the quoted total cost of the project is known, the board can consider and decide whether to continue with the whole project in one programme or not. If it is necessary to reduce the overall total cost of the project, the project could be broken into smaller

phases (by, for example, carrying out the path light work separately, either before or after the structure is cleaned and recoated) and this would of course reflect on the costs and the need to comply with the requirements of the Landlord & Tenant Act.

The board is committed to open communication with members, and if members have any questions about the project, they should contact Fell Reynolds on 01303 228688

[management@fellreynolds.com](mailto:management@fellreynolds.com) (David Browne) or the directors on [directors@cpmcl.co.uk](mailto:directors@cpmcl.co.uk)



## COMPANY MATTERS



### Debt

Debt remains at around 1.5% of total service charge budget and recovery is in hand. At the six month point in our financial year, expenditure against budget is on track.



### Website

Members are reminded that a wealth of history and information about the Water Feature can be found on the website [www.waterfeature.eu](http://www.waterfeature.eu).

It contains contact details for CPMCL, Fell Reynolds and Stephen Rimmer LLP, as well as Conveyancing Guidelines to help members sell their property smoothly, and to help purchasers avoid the pitfalls that can occur with Sovereign Harbour's complicated conveyancing.

If members have any comments or suggestions to make about the website, please email us [directors@cpmcl.co.uk](mailto:directors@cpmcl.co.uk) to let us know.

**HAPPY CHRISTMAS EVERYONE!**

**Directors, CPMCL**

