

March 2025 Letter to Owners

From the Board, Greg Cwalina, president@bp2condo.com

Hello everyone. Looks like mother nature can't decide what to do about the weather. Saturday we were able to take the boys down to the inlet and have a typical OC afternoon - arcade followed by a hot dog and Thrasher's fries. Sunday it was 30 degrees colder! As you know these are slow days at BP2 so not a lot to report with the exception of new owners for unit 203B. A Board of Director's meeting was held on March 4. Minutes will be sent out soon.

New Owners: Welcome to Anabela and Sam Ferguson, new owners of unit 203B. Closing was on February 28. I had the pleasure of spending a little time with them on Friday. Hopefully we will all soon get a chance to welcome them to the BP2 community. A new Directory will be sent once we update it with their information.

Dues & Assessment: The 2nd quarter dues need to be paid by April 1. In addition, the first \$1000 installment of the 2025 assessment is also due April 1.

2024 Financial Audit: The audit of our 2024 finances is complete. Any owner interested in reviewing the final 2024 Finance Report can request a copy from Greg. Many thanks to Cathy Cwalina and Mark Rutherford for completing this effort.

Spring Workday: We have scheduled the workday for Saturday May 17 with a rain date of Sunday the 18th. Note that the new music festival, Boardwalk Rock, will be that weekend at the inlet. Looks like quite a lineup with some bands I've even heard of, pretty rare at my age!

Roofs: The minor repair issues mentioned in the last newsletter were postponed and will be completed soon if we can get the weather to cooperate.

Water: Outside water to the building spigots, dock pedestals and irrigation system has been shut off and the pipes winterized. We will inform the owners when the outside water is restored.

Bulk Trash: Reminder, bulk trash items must be disposed of by calling the Town of Ocean City. For more information, please call 410-524-0318 or email thenderson@oceancitymd.gov. Note: the fee for bulk trash disposal is the responsibility of the owner, not the association. If you place bulk trash items on the curb for pickup, please let a Board member know.

Website: Reminder that association documents and announcements can be found on the Bridgepoint II Condominium Association website, (bp2condo.com) and private Facebook group, <http://www.facebook.com/groups/bp2condo>. The Facebook group is private and limited to unit owners. If you wish to become a member, you can search for that address in Facebook and then request to join the group.

Board Meeting: The next board meeting is scheduled for Tuesday, May 6 at 6:30 pm on Google Meet. A meeting notice and agenda will be sent out prior to the meeting. All owners are invited.

Please update your email address book for the Board members:

Greg Cwalina: president@bp2condo.com

Mark Rutherford: treasurer@bp2condo.com

Rhonda Sharman: vicepres@bp2condo.com

Elaine Matheny: secretary@bp2condo.com

Robert France: propertydir@bp2condo.com