

November 2025 Letter to Owners

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

Hello everyone. Fall is upon us and my lawn is covered with leaves and acorns. Walking down the driveway is like roller skating. Now it is time to look forward to Thanksgiving and eating ourselves into a turkey stupor and falling asleep watching the interminable football games. I hope you all have a wonderful Holiday and are able to share it with family and friends.

Annual Meeting: The meeting was held on October 4th at the Knights of Columbus Hall. Only 26 owners, including the Board, attended the meeting. With proxies only 27 of our 40 units were represented. The annual meeting is a great opportunity for owners to meet with the Board, learn what is going on in the community, including our successes and challenges, and interact with fellow owners. The Board puts a great deal of time and effort in arranging, preparing for, and conducting the meeting. We hope that effort would be rewarded with owner attendance at the meeting.

The 2026 budget was adopted and 2 Board members elected. Both Rhonda Sharman and Mark Rutherford will continue to serve as Vice-President and Treasurer respectively. A very grateful thank you to both for continuing to serve the BP2 community.

Maintenance/Repairs: Roof inspection and maintenance was completed for the year. These inspections and repairs are necessary for us to maintain our insurance. Other maintenance on the stairs and landings are continuing.

Pool: The pool is closed for the season and will reopen on Memorial Day weekend, 2026. Thanks to the volunteers who helped store the furniture and equipment.

Unit Sale: The sale of unit 1B is complete.

Water: Outside water will be shut off in November. I will send a reminder before that date so boat owners will be aware.

Board Meeting: The next board meeting is scheduled for Tuesday, November 4 at 6:30 pm on Google Meet.

2026 Annual Meeting: Next year's annual meeting will be held on Saturday, October 3, 2026 from 10:00 AM until 1:00 PM at the Art League of Ocean City Center for the Arts on 94th St. The new venue is closer and will save over \$200.

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.

Disaster Mitigation Contacts: The BP2 Board of Directors has selected Royal Plus Disaster Cleanup as our preferred mitigation and restoration company. They're located in the Ocean Pines area and provide 24-hour emergency service. If you have an emergency, please call Greg Cwalina at **443-253-0249** or Robert France at **410-790-7846** or Royal Plus directly at **866-404-7587**. If you are not able to get through to Royal Plus within 15 minutes, call Cody Erb, Assistant Regional Manager at 443-497-1788.

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

