

## September 2025 Letter to Owners

From the Board, Greg Cwalina, [president@bp2condo.com](mailto:president@bp2condo.com)

Hello all. Well, the summer season is behind us. However, we are looking forward to the next couple of months as the weather cools and, most importantly, so does the traffic (with the exception of the never-ending special events). Life and our heart rate also slows (with the exception of those who have to plan the budget and annual meeting, they have to wait until October).

**Annual Meeting:** The meeting will be held on October 4th from 9:30 AM until noon at the Knights of Columbus Hall on 99th St. behind St. Luke's Catholic Church. An agenda and other documents will be sent prior to the meeting. As usual we will have important topics to discuss, the budget again being a major topic. In addition, we will be electing a Vice-President and Treasurer for FY 2026 and 2027. If you are interested in helping the community by filling one of these positions, please let me know so we can add you to the ballot. Nominations will also be accepted at the meeting. Hopefully, we will return to Fast Eddie's after the meeting as we have done the last couple of years. Please join us if you can, it's another great opportunity to mingle with your neighbors and beef about the Board.

**Building Repairs:** Contractors have completed repairs of the balcony floors and stairs that were of immediate concern. The additional items needing repair will be addressed in the fall to minimize any impact on owners and guests.

**Pool Closing:** We still need volunteers to close the pool in September. I realize this is a difficult time of year. If you find yourself coming down and are able to close the pool, please sign up or let me know if you can help, here is the link:

[Click Here to Sign Up for Gate Closing](#)

Once you sign up, that date will be removed from the calendar and I will get a notification.

**Board Meeting:** The next board meeting is scheduled for Tuesday, September 9 at 6:30 pm on Google Meet. The primary purpose of that meeting is to make plans for the annual meeting. If any owners have an item they would like discussed at the annual meeting, please join the meeting or let me know so I can add it to the agenda. There will be an owners forum at the end of the annual meeting but if you would like to have a specific item discussed it is best to get it on the agenda.

**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](mailto: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](http://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](mailto:president@bp2condo.com)

Mark Rutherford: [treasurer@bp2condo.com](mailto:treasurer@bp2condo.com)

Rhonda Sharman: [vicepres@bp2condo.com](mailto:vicepres@bp2condo.com)

Elaine Matheny: [secretary@bp2condo.com](mailto:secretary@bp2condo.com)

Robert France: [propertydir@bp2condo.com](mailto:propertydir@bp2condo.com)

