



Penobscot Shores  
Life with a view

# Newsletter

March 2024

## Upcoming Calendar of Events

- Mondays & Fridays @ 1:30 PM – Dominos
- Tuesdays 12 PM – 2 PM – Population Health (changed back to Tuesdays)
- Wednesday @ 2 PM – Hearts
- Fridays @ 9 AM - Coffee Talk (Solving the World's Problems)
- Fridays @ 1 PM – Knitting Group
- Sundays at 1 PM – Movies with Ellen in the Library
- March 6 @ 2 PM – The Legacy of Bing Crosby
- March 8 @ 11 AM – Nutrition Month Kickoff with Senior Clinical Dietician Mackenzie Wing
- March 17 @ 11 AM – St. Patrick's Day Brunch with Celtic Music
- March 19 @ 4 PM – Hymn Sing
- March 22 @ 4 PM – Astronomy & Total Eclipse 2024 with John Fromer
- March 28 @ 1 PM – Maine's Storied Past with Author/Historian Mac Smith
- April 1 @ 11 AM – Resident Meeting
- April 3 @ 3:30 PM – Parkinson's Awareness with Cassandra Walters



Belfast Flying Shoes - John Pranio & Toki Oshima

**Penobscot Shores Association Resident Meeting Minutes**  
Monday, March 4, 2024 @ 12:00 Noon in person and by Zoom

**Call to order by Larry Theye**

**Approval of Past Minutes:**

- There was a motion, second and unanimous approval of the February 12, 2024 Meeting Minutes; Larry recognized Steve for his excellent minute taking.
- Larry welcomed new residents Doug & Gail Smith and Diane Carsley.

**Financials: Steve Bowler**

- **1<sup>st</sup> Quarter Financial Report** – Penobscot Shores had a very good first quarter (Oct 2023 – December 2023). Income highlights that Steve shared were Meal revenue up almost \$18,000 over budget; Unit Enhancement and Refurbishment were under budget as there was little activity in the first quarter; associate expenses were under budget as well. Under Expenses, Salaries & Benefits were under budget by \$30,000 due to vacancies in Maintenance. Purchase Services were under budget due to timing. Unidine expenses were over budget by \$8,750 due to the increase in food cost associated with the increase in meals. Electricity is under budget by \$2,100 as we signed up with Nautilus Solar with a 15% savings and usage was down in the first quarter. Steve is talking with Maritime Energy about locking in our oil price for next year. Building Repairs & Maintenance were significant under budget again due to few refurbishments and enhancements – those numbers will come up in the 2nd quarter. Resident program is a timing and the purchase of the holiday gifts. Excess Revenues over Expenses were \$57,849. Under Replacement Reserve, \$71,540 was added from 1<sup>st</sup> quarter sales which was \$40,000 over budget for a positive gain.
- **FY2023 Financial Accountants' Review Report** is in from Baker, Newman & Noyes for Years 2023 & 2022. They are available at the office.

**Director's Report: Steve**

- **Waterfront Update – DEP Permit by Rule & Belfast Building Permits** - Your Board approved Steve to move forward with repairing the shorefront damage done by the January storms. Farley, Inc got back to us with a price of \$15,380 to repair the stairway and fix the backwash holes. The DEP Permit by Rule was sent into the state with the application fee, and the application for a Building Permit, Shoreland Permit and Floor Hazard have been submitted to the City of Belfast along with their application fees. Worked started this morning. We are waiting to hear if there will be financial help from MEMA. For your safety, please stay clear of the work and machinery. The next step will be to plant vegetation along the seawall area.
- **Cottage Domestic Hot Water Heat Pump Anode Rods** have been ordered by Joe Cyr and we are waiting for him to give us a schedule for replacement. He is currently at the Congress Street Housing Project.
- **Policies – to be discussed at Building & Grounds on March 11.** Thank you for your comments and suggestions to the proposed policies brought up at the Building & Grounds Committee Meeting. Keep sending in your suggested policy changes and additions.
- **Maintenance Update** - happy to report that Eric Berry is officially a Penobscot Shores employee today. And, we had two applications come in last week which Steve is reviewing.
- **Program Update** - Judy Landry has hit the ground running. She put out a flyer on upcoming events and is very open to your ideas for future programming.
- **Dining Update** - Emerson recruited a new dishwasher (person) and Joe was able to temporarily fix our dishwasher machine. The real dishwasher parts are coming in next week. And a special thanks to Kay and the dining committee on the very classy looking tablecloths and table decorations. It must be making a difference because revenue was nearly \$18,000 over budget in the first quarter.

## PSA Resident Meeting continued from page 2

- **Ants & Brownail Moths** - the wet ground this winter has forced ants into a few cottages. If you see Brownail Moth cocoons (curled up leaves) in your trees we will remove them. Please contact the Office if you are having an issue with either pest.
- **OH Public Bathroom Makeover** - This project was supposed to have happen when we remodeled the lobby, but time and money escaped us. Steve's wife Jayne had a business named Designs in Presque Isle and did a lot of interior and exterior work before they moved south. She been at Sherwin Williams, Viking, Lowes and on the Internet and has brought together something that will be a remarkable improvement. It will be mostly funded by Management Company. The cost for each bathroom is around \$2,000 and our maintenance staff will be doing the work as time allows. We hope to start in the next few weeks. We will look at the other public restrooms this summer.
- **Sales & Marketing - Steve**
  - Cottage #59 – Candace Sigerson – painters are there.
  - Cottage #13 – Kirk & Helen Newsom, waiting on Darren to remodel the kitchen.
  - Cottage #9 – Diane Carsley, moved here February 14.
- **Activities – Judy Landry**
  - March 6 @ 2 PM – Bing Crosby Tribute with Michael Paul Lund
  - March 8 @ 11 AM – Nutrition Awareness with Clinical Dietician Mackenzie Wing
  - March 17 @ 11 AM – St. Patrick's Day Bruch with Celtic Music
  - March 19 @ 4 PM – Hymn Sing
  - March 22 @ 4 PM – John Fromer Astronomy Presentation
  - March 28 @ 1 PM – Mac Smith – Author & Historian
  - See the brochure in your mailboxes for more details on the above programs and April Programs.
    - April 3 @ 3:30 – Parkinson Awareness
    - April 8 – Eclipse Watch
    - April 15 – AARP Fraud Scams
    - April 25 – Positive Effects of Petting an Animal
  - You can still sign up for the programs by calling the office, or now there is a new sign-up sheet by the elevator. There is also a Ridiculously Great Ideas notebook there for you to record your ideas for future programs.

### Committee Reports:

- Activities Committee – Tim Woitowitz, Monday May 20 @ 11 AM
- Budget Committee – Monday, March 25 @ 11 AM
- Dining Committee - Kay Hunt, Monday, April 22 @ 11 AM
- Building and Grounds – Roy Moore, Monday, March 11 @ 11 AM
- Wellness Committee - Mary Kate Cole & Brenda Smith, Monday, April 8 @ 11 AM

### Old/ New Business:

- Questions
- Connie & Larry will be having orientation meetings with new residents.
- Debbie Smith & Reggie Dyche celebrate their 40 Anniversary today.
- Polls are open Tuesday for the Primary Elections at the Tarentine Hall in Belfast
- Rep. Chip Currey has introduced a bill to transfer the Hutchinson Center to the City of Belfast.
- Next Resident Meeting – Monday, April 1, 2024 @ 11:00 AM

**Adjournment: 12:10 PM**

**BUILDINGS AND GROUNDS COMMITTEE MEETING MINUTES**  
**Tuesday, February 20, 2024 @ 11:00 A.M. Ocean House—Dining Area**

**Roy Moore called the meeting to order**

- There was a motion, second and unanimous approval of November Meeting Minutes.

**New Business**

- A resident was concerned with the brightness of the **Ocean House Stairway Lighting**. Steve explained that stairways all need to be well lighted for life safety codes.
- Seawall Repair – Stairs and Washout Areas Update – Steve has been in contact with Thatcher at Farleys who has looked at the damage, but has not yet provided an estimate to repair the damage from the January storms. He will share that information once he has it. We will be planting vegetation along the seawall area to hold the soil from washing out in between the rip rap.
- Cottage Hot Water Anode Rods – many cottagers report a red light coming on their domestic hot water heat pumps indicating the anode rod needs attention. Our plumber has orders the rods and we will be scheduling those replacements in the near future. We are hoping that Joe & Eric may be able to handle this as well.
- Dryer Vent Cleanouts – Joe and Eric will be going through the community cleaning dryer vents this spring. They have done a few vents already.
- Smoke Detector Replacements & CO & CO2 Education – batteries are replaced yearly in the smoke detectors and when one went out recently it was found that the detector was 11 years old. They should be changed out every 10 years. Joe & Eric will be going through the neighborhood changing out the older models of smoke detectors this spring. Steve provided some basic education on CO and CO2 detectors. CO is the product of incomplete combustion and is flammable such as car exhaust or a faulty gas stove. CO2 is natural and non-flammable and is found in the earth's atmosphere and detectors measure indoor air quality. Penobscot Shores does not provide CO or CO2 detectors.
- Organizational Policies (Exhibits) Steve shared that there are very few policies to guide the community and thought it would be a good time to put things down in writing to reduce confusion and bad feelings. Steve had handouts on the first four items below. Roy explained that the items listed below are all draft and meant as a starting point for refining. There will be a meeting March 11 at 11 AM to consider the items below and others that residents can submit to Steve or Roy.

- Priorities on Vacancies
  - Internal
  - External
- Appliance Replacement Allowances
- Internal Transfer of Appliances and Heat Pumps
- Common Areas on the grounds
- Building & Grounds
- Rules of Residency
- Lawn Decorations
- Pet Policy

There was good discussion on a many of these draft policies; Roy encouraged residents to write down their thoughts and send them to he and Steve. New policies are also welcomed.

- Steve reviewed the following recommended Replacement Reserve Projects for FY2025
  - Cottage Driveway Leveling, #21, #23, #25, #27 to correct water pooling \$12,000
  - Additional Parking for 1-3-5-7 quad – quote from Sturgis \$4,040.
  - Replace Dining Room Furniture - \$13,000



Continued from Page 4 B & G Meeting Minutes

- Quad 1 - 7 Residing - \$160,000; window replacement \$68,000.
- Ocean House Boiler - \$34,375
- Cottage Boilers - \$44,000
- BAS Heat & Ventilation to finish the project - \$40,000.
- Kabota Tractor - \$35,000.
- Ocean House Plumbing Fittings - \$10,000
- Ocean House Domestic Hot Water Boiler - \$23,125
- Solar Panels for Ocean House - \$37,000.
- Sander for the Truck - \$6,000 – the current motor is having issues.
- Street Lights - \$10,000 – to correct ongoing issues with them going out from broken wires, rusting poles, too high of poles and appearance.
- Total \$496,540

**Old Business Updates**

- Rockweed – Non-harvesting application submitted and future harvesters will need to ask for permission
- Green Initiatives
  - Handling garbage, recyclables and composting – Judy Landry and the housekeeping staff of Isaak and Miranda will be putting together a comprehensive display and short presentation at a future resident meeting to educate residents on the proper way to handle waste.
    - Scrapdogs Composting underway with 3 large bins at the OH service entrance.

**FY2024 Project Expenditures Schedule---FYI**

Item	Status	Estimated Cost
Appliance Replacement	FY2024	\$10,000
Cottage Siding Shingles, Trim, Windows, Decks	Summer 2024	\$212,583
Replace Switchgear cabinets	Spring 2024	\$18,750
Boiler & Oil Tank Replacements	Summer 2024	\$44,000
OH Building Envelope-Doors, Windows, Siding, Trim, Decks—as needed	Summer 2024	\$85,875
Install HVAC BAS Computer System	Spring 2024	\$48,000
Replace Windows	Summer 2024	\$33,250
Transport Vehicle	Spring 2024	\$20,000

Total: \$472,458

**Unit Transitions**

- #59, #13, #9, #5, #102

**Next Meeting – March 11 @ 11 AM**

**Motion to Adjourn**

March 2024



**The ABCs of Isla Mujeres** was presented by our chef's daughter Elena. She did a wonderful job matching the ABCs to the sights, foods, and drinks of the family's recent trip to Mexico.



**Mexican Train Dominoes** Grand Champion is Connie. She had a perfect attendance and beat out several talented opponents.



**Our Mardi Gras Party** was highlighted with a wonderful menu just like you would find on a trip to New Orleans.