



Penobscot Shores
Life with a view

Newsletter

August 2024

Upcoming Calendar of Events

- Mondays & Fridays @ 1:30 PM – Dominos
- Tuesdays 12 PM – 2 PM – Population Health
- Wednesday @ 2 PM – Hearts
- Fridays @ 9 AM - Coffee Talk (Solving the World's Problems)
- Fridays @ 1 PM – Knitting or Not Group
- August 6 @ 1:30 PM – Schooner Charm Sailing Adventure
- August 8 @ 11 AM – Tim Caverly, Maine Park Ranger
- August 12 @ 11 AM – Budget Meeting
- August 14 @ 11 AM – Awareness Series on Importance of Immunizations
- August 19 @ 11 AM – Building & Grounds Meeting
- August 20 @ 4 PM – Masanobu on Piano
- August 22 @ 5 PM – 28th Anniversary Celebration BBQ & Pig Roast
- August 23 @ Noon – PSA Board Meeting
- August 26 @ 11 AM – Dining Committee Meeting
- August 28 @ Noon – Juliets Luncheon at Bell the Cat
- September 2 – Happy Labor Day
- September 3 @ 11 AM – Resident Meeting (Tuesday because of the Monday Holiday)



August 2024

Resident Meeting August 5, 2024 @ 11 AM Piano Area – In Person & Zoom

Call to order by Larry Theye

Approval of Past Minutes:

- There was a motion, second and unanimous approval of the June 3, 2024 Meeting Minutes.

Director's Report: Steve Bowler

- Waterfront Update
 - Plantings, Gazebo Area & Stairway; over 100 plants were put along the shorefront to help reduce any erosion of the soil. The area looks very good thanks to Maintenance and Tim watering the plants this summer. We will be looking at options for using the area. The Gazebo area has lots of smaller stones to help reduce ground erosion.
 - North side plans – there were permitting issues with our neighbor to the north so that has been delayed. Elwell Construction will be fixing our north side washout areas for free in exchange for access to the neighbor's property.
- New Tax Valuation
 - 2024 - Land \$3,440,000; Buildings \$8,466,400 for a total of \$11,906,600, up 17% from 2023. There has not been a full revaluation in Belfast since 2003. They now have a 100% ratio between assessed and fair market value. The Council approved a 6% increase to the overall city budget, but we will not know the impact until late August which makes it a best guess for our budget next week.
 - 2023 - Total was \$10,206,920.
- Dining Update
 - July Resident Meal Count 806 + 7/30 & 7/31 totaled 856.
 - June Resident Meal Count 843; these meals counts are good for the summer. Steve thanked Emerson and the Dining Committee for their hard work. The number of actual diners in the dining room is down this summer; we are working on incentives to bring more people into the dining room.
- Maintenance Update
 - BAS – HVAC System Install Underway – Mechanical Controls have been in the Ocean House the past few months setting up a new computer system and connecting the boilers, rooftop units, thermostats, and insuring safety devices like smoke detectors are working and in the right places. The hope to have the whole Ocean House on-line this fall.
 - Windows and doors are being replaced – Maintenance has been evaluating windows for needing replacement. We had to reorder doors that were the wrong size. Windows in Cottage #38 were replaced last week.
 - Quad 53–59 Siding & Windows – Darren reported that residing is moving along; he has found very few issues with rot that were easy to fix. We think we are under budget on the project; we have spent \$125,196 of the \$228,000 budget. The plan is to do quad 1 – 7 next year, then quad 9-15 in 2026 and then move around to the duplexes. Steve will share some color options for consideration at the August Building & Grounds Meeting.
 - Street Lights – we have Mac Electric here today to look at our street lights. They are replacing a sensor that we hope will fix the issue.

Sales

- Apartment #113 has a P&S with Barney Lutsk to close September 30. Jean has moved to Thorton Hall in Brunswick and is doing well.

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- Cottage #38 has a P&S with the Bowles to close September 1. Josh Pease will be doing renovations.
- Cottage #36 has a P&S with the Moores to close October 1. Josh will be doing renovations here too.
- Apartment #301 to be sold to the current sublessee; close November 1. Rhoda Waller will be purchasing the unit.
- 5% Contribution to the Replacement Reserve by the Buyer & Seller – we put \$125,000 into the budget, but it is looking like the actual number will be \$275,000.

Programs & Marketing

- August 6 @ 1:45 PM – Sailboat Charm
- August 8 @ 11 AM – Tim Caverley
- August 20 @ 11 AM – Masanobu on Piano
- August 22 @ 5 PM – 28th Anniversary Celebration & Pig Roast – only 40 residents have signed up so far. Please email of stop by the Office if you plan to attend. We are looking for volunteers to help with decorating and cleanup. Music will be provided by Anni & the Rainmakers.
- August 23 @ Noon – PSA Board of Directors Meeting – the budget will hopefully be approved.
- September 3 @ 11 AM – Resident Meeting (Tuesday)

Committee Reports:

- Activities Committee – Tim Weitowitz, Monday, September 16 @ 11 AM
- Budget Committee – Monday, August 12 @ 11 AM
- Dining Committee - Kay Hunt, Monday, August 26 @ 11 AM
- Building and Grounds – Roy Moore, Monday, August 19 @ 11 AM

Old/ New Business:

- Photo Display for September – Match the owners to the Pets. Send in your photo of a current of past pet to the office.
- Covid is in the community – please wash your hands, cough into your sleeve and distance yourself from others.
- Travis Longtin has moved onto RH Foster Heating as Director of Finance. Ray Levesque is our finance contact for now. We will have the 3rd Quarter Financials to Review at the Budget Meeting.
- We now have Spectrum Internet for Zoom meetings.
- Budget Meeting Agenda will come out this week – there will be Voting on the Second Person Fee.
- Thank you to... Suzanne for her work in the garden; we have so many vegetables coming into the kitchen now. Ryan was cutting herbs for herb butter. Marcy, Kay and Nancy have been changing around the pictures and decorating the dining tables.
- Check the pictures in the 2nd floor bathroom for choosing one of 4 pictures.
- Get Well Baskets. Please tell the office if you know anyone who would benefit from having cards.
- We put in a water cooler on the first floor by the library which is handy to yoga, exercise, bocce, staff, and outside events.
- We need volunteers to decorate for the 28th Anniversary Party. Contact the Office to sign up.
- Happy Birthday to those born in August. A cake will be in the Lobby to celebrate.
- New Resident Orientation – Larry will be working on a date.
- Nancy recognized Steve for his Senior College Bee presentation.
- Larry and Steve did look at the beehives last Friday, but it was too hot to pull any honey.
- Eric has inspected all the cottages and nearly done with the apartments to make a priority list on maintenance issues.

Adjournment: 11:39 AM

August 2024



It's been a fun summer so far with an E-Bike demonstration, a trip to the University of Maine Advanced Composite Center, Cellardoor Winery and the Lobster Roll Picnic (front page picture).



Rivers of Ink Reading on the Waterfront



Merryspring Nature Center