



Penobscot Shores
Life with a view

Newsletter

November 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
- November 5 – Election Day - Remember to Vote!
- November 7 @ 4:30 PM – The ABCs of Disney with Elena DellaMattera
- November 13 @ 11 AM – Awareness Series on Diabetes
- November 16 from 9 AM – 1 PM Penobscot Shores Annual Arts & Crafts Fair
- November 18 @ 11 AM – Dining Committee
- November 19 @ 4 PM – Hymn Sing
- November 21 @ 9:30 AM – Center for Maine Contemporary Art
- November 22 @ Noon – PSA Board Meeting
- November 28 – Happy Thanksgiving
- December 2 @ 11 AM – Resident Meeting
- December 3 @ 11 AM – Safe Use Storage & Disposal of Medications
- December 4 @ 9 AM – Help Deck the Halls in the Ocean House Lobby



Alix looks ready to take on the first snowstorm in our new tractor.

November 2024

Resident Meeting November 4, 2024 @ 11 AM Piano Area – In Person & Zoom

Call to order by Connie Woitowitz

Approval of Past Minutes:

- There was a motion, second and unanimous approval of the October 7, 2024 Meeting Minutes

Director's Report: Steve Bowler

- Dining Update
 - Recyclable Meal Containers – do not microwave. The new program is off to a good start; contact Emerson if you are interested in receiving meals in the returnable containers. Cottage residents can either give them back when the next meal arrives or drop them off at the Ocean House.
 - Thursday Happy Hour has been going great. The hors d'oeuvres are open to anyone who attends in order to encourage people to attend; they will not be part of meal deliveries.
- Maintenance Update
 - Fidium Fiber – DigSafe was here last week identifying the safe areas to dig with white flags for putting in the optic fiber cable for Fidium Fiber. Fidium is here now digging trenches and doing pneumatic boring under roadways to place the fiber. They will be replacing the green boxes and plan to be done the end of next week. We will have Fidium and Dillon come talk to us more about streaming.
 - Solar Panels Update – Steve spent time at SolarLogix with staff completing the REAP Grant to help pay for the project; it has now been submitted and we hope to hear something in December. We have an estimate to replace the roof on the south carport in preparation of the solar panels; the first quote came in at \$8,700.
 - Roadway to Sump Pump has been upgraded by the Belfast Sewer District to accommodate the emergency generator that is needed when the power goes out and the pump still needs to run.
 - Neighbor's Seawall Project should be finishing up today; Elwell Construction will be "fixing" any areas they have disturbed.
 - Cottage returnables are on Thursdays; the Handbook has been corrected.
- Transportation Change Proposal – We have been taking residents to physician, dental and hair appointments outside the Belfast area. Depending on the distance, sometimes it is more efficient to wait for the resident than to drive back and then return a few minutes later, however, it means a maintenance person waiting for up to an hour or more during that time.
 - For transportation in the immediate area (Belfast) there is no charge. If a resident needs transportation to an appointment that requires us to wait, like a physician visit in Rockland or hair appointment outside of the Belfast area, the proposal is to charge a fee of \$40/hour to cover the loss productivity of a maintenance person. There was general agreement to have the fee. Steve encouraged anyone with concerns to contact him. A few residents offered that they would be willing to drive folks to appointments. Steve will send out an email to gather a list of possible drivers.
- Moving the One-Step Exercise Machine Question – to free up the Craft Room and make the One-Step more accessible, it has been suggested to move the One-Step to the hallway where the bocce equipment is stored on the first floor. It has tv cable there and it does have a view of the garden.
- Waldo County Woodshed – Karna Olsson gave a Show & Tell presentation. Phil has been turning wood into bowls and vases that he has sold at the Craft Show with the proceeds going to the Woodshed. The

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Resident Meeting continued from Page 2

Woodshed is for all Waldo County and offers ¼ cord of wood every few weeks to those in need. Phil has been turning all summer and has over 100 pieces to bring to the Show.

- PSA Nominating Committee – Steve has sent out an email asking for volunteers to serve on the Nominating Committee. He did not have any response, so he solicited Karna Olsson, Rick Bowles and Jennifer Craig to serve. There was a motion, second and unanimous approval to accept the slate for the Nominating Committee. The Committee will seek out candidates for the PSA Board; contact them if you are interested or know someone who would be interested. The slate of candidates will be brought to the December Resident Meeting after which candidate bios will be distributed. The ballots will go out January 6, a week before the Annual Meeting, at which time they will be counted and the winners announced. A resident asked about term limits to which Steve explained that Board members serve one-year terms now and new people can be voted in each year; and it would be a shame to lose a good Board member because there was a term limit.

Sales

- Cottage #1 has a Purchase & Sales Agreement with David & Judy Beebe to close November 15.
- Cottage #3 has a Purchase & Sales Agreement with William & Nancy Calvert to close December 1.
- Cottage # 29 is on the market to shareholders.

Programs & Marketing

- Call the Office if you need a ride to the voting poll.
- Special thanks to Activities for last week's Halloween Bingo and the students from Ireland; there was great attendance to both events.
- November 7 @ 4:30 PM – ABCs of Disney with Elena DellaMattera
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Committee Reports:

- Activities Committee – Tim Woitowitz, Monday, January 13, 2025 @ 11 AM
- Budget Committee – Monday, February 24, 2025 @ 11 AM
- Dining Committee - Kay Hunt, Monday, November 18 @ 11 AM
- Building and Grounds – Monday, February 17, 2025 @ 11 AM

Old/ New Business:

- Steve handed out the 2025 Meeting Calendar.
- Happy Birthday to those born in November; there was a cake in the lobby for all to enjoy.
- Debbie Smith read her poem that was relevant to our current time in history; the poem tied for second in a California contest.

Adjournment: 12:50

Next Meeting December 2 @ 11AM

BUILDINGS AND GROUNDS COMMITTEE MEETING MINUTES **Monday, October 21, 2024 @ 11:00 A.M. Ocean House—Dining Area**

Called to order by Steve Bowler

- Steve announced that Roy Moore is stepping down as the chair to spend time on their renovations and eventual move to cottage #36. Steve thanked Roy for his leadership and work on introducing several policies into the community to improve communications. Steve asked anyone interested in chairing the committee to contact him.
- There was a motion, second and unanimous approval of the August 14, 2024 Meeting Minutes.

New Business

- Solar Panels on carport area. Solar panels on cottages. Guest Speaker Kurt Penney of SolarLogix was introduced and the highlights of his talk included:
 - Solar provides a resource to reduce your electricity costs while helping the environment. It's a good way to lock in your electrical cost for the future.
 - There are federal tax credits available up to 30% through the Biden inflation reduction act.
 - Kurt recommended if we are considering solar panel placement on cottages to look at this as a holistic approach by grouping cottage installations together.
 - There is a REAP grant available to the association, but not to individual cottages. For the carport project it could be as much as \$38,000 on the \$77,000 project. Steve is currently working with SolarLogix on the grant.
 - There was discussion about the age of the roofs. Kurt said it is recommended to replace roofs over 8 years old to avoid dismantling the solar panels in the future to replace the roof. The panels do extend the life of the roof. Steve will look into the cost of replacing the carport roof for the solar panel project.
 - The panels are guaranteed 25 to 30 years and are still expected to provide 65% efficiency up to 50 years.
 - The solar panel array is warranted to a 115 mph winds. The installation is for coastal application; there have not been any issues current arrays in our area.
 - The current panels are currently manufactured in China however the Inflation Act is to eventually move to 100% US made. The brackets and inverters are made in the US; the panels are made in China, Korea, Vietnam, Taiwan, and Singapore.
 - There are new Efficiency Maine incentives for electrical vehicle (EV) charging stations. These are the 3 to 4 hour chargers. This is part of "beneficial electrification".
- Peace Pole Proposal Survey Results – there was 24 in favor and 12 opposed. Steve recommended placement of the Peace Pole by the garden area. There was some discussion with consensus to move forward with the recommendation.
- Siding Color Options Survey Results – there was overwhelming ballots in favor of keeping with grey and not to have other color options for both the Ocean House and cottages.
- Siding Update – Darren has completed the windows and siding on Quad 53 – 59. His plan is to start on Quad 1 – 7 in April 2025.
- Side ramps through gardens to the courtyard proposal. Steve, Marcy, Kay and Joyce looked at options for residents stepping off the first-floor deck onto the grass and for access from the center courtyard to the grass areas while avoiding stepping into the garden. The group recommend having a step off the flat area of the deck and to consult again with Sorrentino about a path through the garden.

- Cottage Front Doors
 - Keyless Entries – Steve asked if there was interest in having keyless entries. After some discussion, it was the consensus that we keep what we have currently.
 - Changing the color of door handles – there were a couple cottage residents asking to change their door handles to black. After discussion it was the consensus of the group to stay with the brass handles.
- Appliance Replacements Policy -Steve read a policy to clarify the current unwritten practice.

Penobscot Shores Policy on Appliance Replacements

The intent of this policy is to provide definition and general understanding to guide management in decision making to achieve rational outcomes in the best interest of the Penobscot Shores Association (PSA). Appliances are not “owned” by the shareholder, they are fixtures that go with the unit.

1. The PSA appliances are the refrigerators, stoves, microwaves, dishwashers and washer/dryers.
2. There is a list of appliance allowances that change annually to follow the current cost of appliances. There are no partial allowances permitted.
3. PSA is responsible for fixing or replacing appliances that are not properly functioning using the standard allowance for that appliance. The age of the appliance is not a factor for replacement. Maintenance and the Executive Director will determine if an appliance is not properly working.
4. When an appliance needs to be replaced because it is not properly functioning, the shareholders may select a more expensive appliance and pay the difference between the allowance and the cost of the more expensive appliance.
5. If an appliance is not deemed to need replacing, the shareholder can pay the full price of the appliances to have it replaced.
6. If the higher price appliance breaks, the association will attempt to repair the appliance if reasonable. If the appliance repair cost is not reasonable, the shareholder has the option of replacing the appliance with the same type and again pay the difference. Otherwise, the shareholder has the option of accepting the standard appliance as the replacement for the broken appliance.

The policy will go to the Board for final approval.

Old Business

- Green Initiatives - Handling garbage, recyclables, and composting - new containers. Steve thanked residents for their efforts in properly disposing of their waste.
- A resident recommended to find another area for the equipment in the covered garage area, possibly building a garage or fenced in area to hide the equipment. The location would be a big factor.
- Question of when the machinery will be moved from the shorefront. Steve will talk with the contractor.

Next Meeting – December 9 @ 11 AM

Motion to Adjourn at 12:18 PM