



Penobscot Shores
Life with a view

Newsletter

December 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
- December 3 @ 3 PM – “Becoming Amazed” Book Launch by Brenda Smith
- December 4 @ 9 AM – Help Deck the Halls in the Ocean House Lobby
- December 9 @ 3 PM – Intro to Modern Art Lecture & Activity
- December 10 @ 4 PM – Masanobu on Piano
- December 12 @ 5 PM – Penobscot Shores Holiday Party
- December 19 @ 9:30 AM – Center for Maine Contemporary Art Open Studio
- December 19 @ 4 PM – Christmas Caroling...Plus
- December 25 – Merry Christmas
- December 25 – Hanukkah Begins
- December 26 – Kwanzaa Begins
- December 31 @ 3:30 PM Bang in the New Year
- January 1 – Happy New Year
- January 6 @ 11 AM – Resident Meeting & Ballots Go Out
- January 10 – Return Your Ballots
- January 13 @ Noon – PSA Annual Meeting



Thanks to
Belfast
Flying
Shoes we
have a
group of
young
people
from
Ireland
entertain
us.

Resident Meeting December 2, 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 November 4, 2024 Meeting Minutes

Guest Speaker: Belfast Police Chief Robert Cormier

- Chief Cormier spoke to the groups about his involvement in partnering with Our Town Belfast, Belfast Rotary, Belfast Soup Kitchen and local school drug prevention program. They are now fully staff and in addition have “Spud” a black lab in training for drug detection and finding lost people. He warned residents about scammers targeting seniors and to report them to the Belfast Police Department. A couple residents shared that they received text messages from Camden National Bank that were not real; the chief advised residents to contact them if you have a scam call so they can track them. Unfortunately, our phone numbers are out there. Chief Cormier warned us not to click on attached links in emails or via text messages. They Department can also check on businesses if you have a question about a vendor.

Director’s Report: Steve Bowler

- **2024 Year End Financials** – Steve reviewed the financial handouts. Overall Penobscot Shores did very well with revenues \$46,000 over the budget of \$1.7M; meals were up by over \$71,000. Expenses were \$128,000 under the budget of \$1.6M. The bottom line is a positive \$300,131 after depreciation and Replacement Reserve. The Replacement Reserve was favorably over budget by \$160,000 with a year-end balance of \$782,633 to start FY2025. Steve had a handout on Historical Sales showing considerable growth in the Priority Waiting List and Sales since 2012.
- **Dining Update**
 - If you live in a cottage, please put on your outside front door light to make it safer for meal deliveries.
 - Holiday Dinner – December 12 @ 4 PM Wine & Cheese – Dinner @ 5 PM – Ugly Sweaters are optional
 - Christmas Concert – December 19 – Lots of Appetizers & meal delivery.
 - Christmas Eve - December 24 @ Noon for Refreshments & 1 PM for the Meal
 - Christmas Dinner – December 25 @ 4 PM
 - New Year’s Eve Dinner – December 31 @ 4:30 PM after Banging in the New Year @ 3:30 PM
 - New Year’s Day Dinner – January 1 @ 5:30 PM
- **Maintenance Update**
 - Fidium Fiber – The fiber optic cable has been laid around the roadways. Steve has asked Fidium and Dylan Knox to come talk with us in January about service options and streaming.
 - Solar Panels Update – The REAP Grant has been completed and we hope to hear the results in late December or January. We will be replacing the roof on the south side carport to accommodate the solar panels planned to be placed in the spring.
- **PSA Nominating Committee Report** – Jennifer Craig, Karna Olsson & Rick Bowles. After due diligence by the committee in searching for candidates, Rick read the proposed slate: Susan Remsberg, Larry Theye, and Suzanne Dwyer. There were no nominations from the floor. Each candidate spoke for a few minutes on why they would be a good Board member. There was a handout with a brief bio of each candidate. The ballots will come out at the January 6th Resident Meeting will be counted at the PSA Annual Meeting on

December 2024

Resident Meeting continued from Page 2

- January 13. Connie Woitowitz was thanked for her past service on the Board. Steve announced that a Management Board position is also open as Ryan Otis has resigned; we are looking for someone from the Coastal Healthcare Alliance Board to serve in the position.
- **Arts & Craft Fair Report:** White Elephant Sale \$228; Candles \$177; Donation \$150; Honey \$385 for a total of \$940. Steve thanked all the volunteers and buyers. Phil Brown shared that \$3,100 was donated to the Waldo County Woodshed from his turned bowls. There was special thanks to our parking attendant Tim Woitowitz.

Sales

- Cottage #1 David & Judy Beebe closed November 15 and hope to be in December 17.
- Cottage #3 closed with William & Nancy Calvert December 1; they plan an April move in.
- Cottage #29 has a Purchase & Sales Agreement with Kirk & Helen Newsom to close December 31.
- Cottage #13 will be coming on the market.

Programs & Marketing

- December 3 @ 3 PM – “Becoming Amazed” Book Launch by Brenda Smith
- December 4 @ 9 AM – Help Deck the Halls in the Ocean House Lobby
- December 9 @ 3 PM – Intro to Modern Art Lecture & Activity
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- December 12 @ 4 PM & 5 PM – Penobscot Shores Holiday Party & Dinner
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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, March 17, 2025 @ 11 AM
- Building and Grounds – Monday, February 17, 2025 @ 11 AM

Old/ New Business:

- Larry reminded residents that there is a fundraising drive currently happening that benefits staff with the luncheons and activities. Checks can be made out to Penobscot Shores Activities and put into Larry Theye's mailbox.
- January 23 Murder Mystery Dinner will be a Roman Toga Bash. Volunteers are need for 14 character parts, decorating and planning. A planning meeting will be scheduled soon.
- The kitchen prepared a beautiful Happy Birthday cake for those born in December.

Adjournment: 12:15 PM

Next Meeting January 6 @ 11AM

Penobscot Shores Association Board of Directors Meeting Minutes Friday, November 22, 2024 - Noon in the PS Library

Agenda

Board Members present: Larry Theye, Connie Weitowitz, Heather Shanklin and Steve Bowler. Others present in person or by Zoom: Tim Weitowitz, Roy & Pam Moore, Barney Lutsk, Debbie Smith, Meredith Creswell, and Loriman Looke.

Larry Theye called the meeting to order @ 12:03 PM.

There was a motion, second and unanimous approval of the Minutes from August 23, 2024.

Larry announced that our new Board Ryan Otis has resigned, and the Management Company is looking for a replacement.

Shareholder Comment Period – there were no comments from shareholders.

FY2024 Year-End Financial Report – Heather Shanklin

Revenue is up this year in good part to an increase in meal revenue. Under Expenses, wages and salaries were down because we had open maintenance positions during the year. The biggest savings was Building Repairs and Maintenance because many projects were capitalized which you can see came from the Replacement Reserve. Property Tax was down, and Fuel was down as well. The Replacement Reserve had a big boost from sales going \$157,501 over budget. The Actual Bottom line after Depreciation was \$303,628 compared to a budgeted loss of \$14,567.

The Replacement Reserve started out with \$589,154 and dispersed \$300,039 to projects; with the 5% contribution from the buyer and seller during sales, the bottom line ended up at \$782,633. After the struggle the past few years with the Replacement Reserve that is a nice turn of event. The numbers may change slightly as we will have an Audited Review. Ray Levesque was thanked for preparing the financials that Heather reviewed. The handouts will be shared at the Resident Meeting on Monday, December 2. There was a motion, second and unanimous approval of the 2024 Year-End Financial Report.

Sales Report – Steve Bowler

- Recent Sales/Closings: Cottage #36, #38 & #1 & Apartment #301.
- Cottage #3 is under contract to close December 1. Bill & Nancy Calvert look forward to being here.
- Cottage #29 has a Purchase & Sales Agreement with Kirk & Helen Newsom to close December 31.
- Cottage #13 will be on the market soon.

Major Projects - Steve

- Fidium Fiber is now in the Community; the cable has been laid for the cottages; there will be a line coming into the Ocean House next week. Steve has contacted Dillon Knox about doing an education program on “Streaming Programs”.
- Residing & New Windows for Quad 53-59 is complete and on budget; thankfully Darren found very little rot. The next project is Quad 1 – 7 to start in April 2025.

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- **Sustainability Efforts**

1. Proper Waste Management – Operational Excellence is a MaineHealth Program to look at the ways we do things to improve efficiencies and service. Steve thanked those who are taking advantage of the Scrape Dogs Compost containers.
2. Recyclable food containers have gone over well, and we will continue to expand the program. This reduces the amount of waste and cost of take-out containers.
3. Solar Panels on the Carport Garage – Steve has worked with SolarLogix on the REAP Grant; we hope to hear the results in late December/January. We will be re-roofing the south carport to accommodate the panels.
4. EV Charging Station – there is some new technology coming out, so we held off doing the install until the spring of 2025.

New Policy - Steve

Steve put onto paper our current practice for Appliance Replacements. He read through the policy. There was a motion, second and unanimous approval for the policy.

Steve updated the Board on the Nominating Committee – we have three candidates identified thus far: Susan Remsburg, Larry Theye and Suzanne Dwyer. Steve will send out an email to all shareholders asking for other nominees including self-nominations. The slate will be brought to the December 2nd Resident Meeting. A ballot will come out the first week of January and will be counted at the Annual Meeting. Connie Weitowitz is stepping down from the Board and was thanked by the Board for her service to the community; she said it was a pleasure serving and looks forward to helping the community in other ways.

PSA Annual Meeting is January 13, 2025.

Next Board Meeting – January 17, 2025 @ Noon to Elect Officers

Adjournment at 12:24.



Christmas Caroling... Plus

Be sure to join us for this special event on Thursday, Dec 19 at 4 PM featuring many of your neighbors. Join in the singing and get into the Christmas spirit.

Refreshments will be served after the performance.

Penobscot Shores Dining Committee Minutes - November 18, 2024

Staff Present: Emerson DellaMattera

Residents: Kay Hunt, Nancy Perkins, Alix Sacknoff, Jennifer Craig, Ruth Degenhart, Court and Sue Dwyer, Betty Johannessen, Barney Lutsk, Jane Erskine, Joyce Goodfield, Betty Johnson, Lorraine Martorana, Helen and Kirk Newsom, Karna Olsson, Diane Plourde, Susan Remsburg, Marcy Simpson, Debbie Smith and Reggie Dyche, Sally Thomson, Muriel Willman, and Connie Woitowitz.

Chair Kay Hunt called the meeting to order at 11:03 a.m. and asked for approval of the minutes of the meeting of August 27, 2024. Minutes were unanimously approved. Kay expressed appreciation to Donna, Marcy, Sue D., Joyce G., Nancy, Alix and Steve for their ongoing assistance with Dining Committee projects and issues.

1. Report from Chef Emerson DellaMattera

Emerson's report focused on the staffing situation in the kitchen. Right now, he has only Ryan and LaDonna helping with cooking and Patty and Raven as servers. Still no dishwasher, so they are all pitching in. He is continually short-handed and has been having problems with the hiring process. All new hires must come through Unidine, and he is having some communication issues with them. It was acknowledged that all local establishments are dealing with severe hourly labor shortages and, like Emerson, are asking clients to bear with them during this time. Several members present inquired how they could be helpful, and if assisting with clearing the tables would be useful? Emerson replied yes, that could help, but by law residents cannot enter the kitchen or help with washing dishes.

Most residents are getting their menu selections to the office on time, and dining numbers are generally good. Those who need help are encouraged to see Donna.

There was a slight decrease in the number of meals ordered in September (705 meals served, 244 of them in the Dining Room). October's total number was up again to 901, with 255 eating in the DR during the month. In response to a question about labor costs, there is not that much overall difference between delivering vs. serving in the Dining Room. However, many hourly staff want more hours, which would be helped if more people ate in the DR and is one reason why we have difficulty retaining them.

A discussion about ways to increase Dining Room numbers followed. Court Dwyer suggested that of the five required meals per month, perhaps residents could be asked to take at least two in the dining room. This was not put to a vote. Several attendees commented that Penobscot Shores is an independent living complex, and that for many, eating in the Dining Room is a choice, no different than going out to eat at a restaurant. "I don't eat out 6 or 7 nights a week," stated one resident, with many concurring.

One attendee explained how difficult eating in the dining room is for people who are hard of hearing, due to acoustic issues. Emerson noted that a "quiet" table in the Craft Room can always be set up if requested. Also, people with limited vision have trouble managing buffets without help. Altogether, the matter of increasing Dining Room attendance is a difficult issue, one for which perhaps there is no one good answer.

Emerson reported that he is quite pleased with the new reusable food containers which have been tried out by a test group of residents. Everyone there who has tried them agreed. They are cost-effective and enough will be purchased soon so that they will be used by all.

Thanksgiving dinner will be served at 1:00 p.m. on the 28th and will be the traditional Thanksgiving meal of turkey, etc. Emerson can take orders to purchase pies (pumpkin, pecan, or chocolate) as well as dinner rolls (by the dozen). He is expecting a large group.

Dining Continued from Page 7

The Annual Holiday Party will be held on December 12th and will be the traditional buffet format with seating at long tables. On December 19, instead of a seated dinner after the Holiday Music Program, Emerson is planning heavy appetizers with stations around the Dining Room.

Emerson concluded his report stating that he has received very few online complaints, menu suggestions, or other comments from residents recently, except for what those who eat in the Dining Room write on their chits. There was one question raised about serving bread with the delivered meals. His response was that the home-baked warm bread baskets are **only for dining room attendees**. He once again encouraged us to send recipes or suggestions for meals or meal reviews to him directly.

One final question involved process - how he puts a week's worth of meals together. He answered that he generally plans more substantial entrees on Wednesday and Friday nights. Other nights he balances meal choices with what he has available or can get quickly from Unidine vendors.

2. Report from Kay

Kay reported that she also has received very few dining-related comments lately. Some that she has received include inconsistent portion sizes of delivered meals (hopefully resolved), dumpling quality, desire for a low-fat Caesar dressing, applause that salads are larger, remarks about unripe fruit, and how good LaDonna's desserts and breads have been!

On that sweet note the meeting was adjourned.

Minutes submitted by Nancy Perkins

The next meeting is scheduled for March 17, 2025



Fidium Fiber was on campus putting in fiber optic cable.