



Penobscot Shores  
Life with a view

# Newsletter

March 2025

## 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
- March 4 @ 1 PM – The Point of Acupuncture
- March 4 @ 4:30 PM – Mardi Gras
- March 6 @ 9:30 AM – Open Art Studio
- March 9 @ 1 PM – Movie Matinee “Out of Africa”
- March 10 @ 3 PM – Understanding Modern Art Lecture & Activity
- March 13 @ 2 PM – Broadway Part II with Michael Paul Lund
- March 16 @ 1 PM – Movie Matinee “The Devil Wears Prada”
- March 17 @ 4 PM – St. Patrick’s Day Party & Coffee Bar
- March 18 @ 4 PM – Hymn Sing
- March 19 @ 11 AM – Marine Mammals of Maine
- March 20 @ 9:30 – CMCA Workshop
- March 23 @ 1 PM – Movie Matinee “Ricki and the Flash”
- March 24 @ 11 AM – Dining Committee Meeting
- March 25 @ 4 PM – Bocce Ball at The Jack in Camden
- March 26 @ 4 PM – North Woods Book Reading
- March 30 @ 1 PM – Movie Matinee “Mama Mia! Here We Go Again”
- April 1 @ 4 PM – “Pandemonium at The Roman Toga Bash” Mystery Dinner
- April 3 @ 9:30 - Open Art Studio
- April 7 @ 11 AM – Resident Meeting



**Resident Meeting  
March 3, 2025 @ 11 AM  
Piano Area – In Person & Zoom**

**The Meeting was called to order by Susan Remsberg**

**Approval of Past Minutes:**

- There was motion, second and approval of the February 3, 2025 Meeting Minutes.

**Special Guest: Sheriff Jason Trundy** was introduced by Larry Theye. Jason shared his background starting in 1994 as a part time corrections officer, then in the sheriff's office. He worked with the Men's Re-entry Center helping men coming out of prison to acclimate as they go back into the community; they provide education, programming, counseling, housing, employment options and address other risk factors to help them become productive citizens. Tours are available of the center. Jason was Chief Deputy for 8 years under Sheriff Trafton; he was elected Waldo County Sheriff three years ago.

**Director's Report: Steve Bowler**

- **Dining Update** – Emerson DellaMattera was unable to make the meeting, so he asked Steve to share:
  - Please return your reusable take-out container to the kitchen. When you are getting a meal, just leave out your container for pickup. It seems we have a lot of soup and salad containers out.
  - By using reusable take-out containers, we have saved over \$1,000 in the reduction of paper product purchases since the beginning of the year.
  - For the safety of our staff, we will not be delivering meals if you refuse to allow Maintenance to put down salt and sand in your driveway or sidewalk to your cottage; you will have to pick up your meals.
  - The Dining Committee changed their meeting to March 24 @ 11AM.
- **Maintenance Update**
  - Fidium Fiber Update – Cottages and apartments should all be wired now. We expect a call from Fidium soon on how to connect with the system. Steve will also have Dylan Knox come to present on how to stream services through the internet. Steve will talk with them about a group rate for the entire community.
  - Solar Streetlights – Maintenance will be putting up two more solar lights where light pole lights are out.
- **Building & Grounds Lighting Follow up** – Steve shared the changes made to the policy by Susan, Larry and Steve resulting from the Building & Grounds Committee. This will go to the Board in April for approval.
- **Lighting Policy**
  - **D. LIGHTS**

**Exterior Lights** - The only exterior lighting that may be added to cottage units is a sensor light, for security purposes. Floodlights may not be used.

**Exceptions for holiday celebrations:** Lights attached to the exterior of cottages or in windows are allowed. Lights may only be illuminated from dusk to 10 PM ~~four (4) weeks prior to and the day after Thanksgiving~~ to no longer than four (4) weeks after the holiday **Christmas**. With management approval, small spotlights may be used to illuminate an external wreath. Also with management approval, a holiday decoration may be added to the deck or garden area, as long as

## Resident Meeting Minutes from Page 2

it is well secured. Decorations that make noise, have flashing lights, play music, or are inflatable, are not allowed. Other than the aforementioned decorations, none will be permitted on lawns, roofs, or attached to the buildings.

Flat or Down Lit Solar Garden Lights not in the way of the landscaping crew are permitted with management approval.

**Interior window candles** may be used year-round, as long as not intrusive to fellow residents ~~candles cannot be the bright Light Emitting Diode (LED).~~ If a resident finds another resident's interior lights objectionable, the problem needs to be resolved between the residents.

### Sales

- Cottage #13 has a Purchase & Sales Agreement with Dana Degenhardt to close April 1.

### Programs & Marketing

- March 4 @ 1 PM – Point of Acupuncture
- March 4 @ 4:30 PM – Mardi Gras
- March 6 @ 9:30 AM – Open Art Studio
- March 10 @ 3 PM – Understanding Modern Art
- March 13 @ 2 PM – Part 2 of Broadway with Michael Paul Lund
- March 17 @ 4 PM – Irish Music & Green Beer
- March 18 @ 4 PM - Hymn Sing
- March 19 @ 11 AM – Marine Mammals of Maine
- March 20 @ 9:30 AM – CMCA Art Workshop
- March 25 @ 4 PM – Bocce Ball at The Jack in Camden
- March 26 @ 4 PM – North Woods Book Reading
- April 1 @ 4 PM – Murder Mystery Dinner Pandemonium at the Roman Toga Bash
- April 3 @ 9:30 AM – Open Art Studio

### Committee Reports:

- Activities Committee – Tim Weitowitz, Monday, May 19 @ 11 AM
- Budget Committee – Monday, April 28, 2025 @ 11 AM
- Dining Committee - Kay Hunt, Monday, March 24, 2025 @ 11 AM
- Building and Grounds – Monday, June 16, 2025 @ 11 AM

### Old/ New Business:

- Happy Birthday to those born in March. Ladonna made us a beautiful cake to share.
- Steve shared that former resident Bill Bartlett passed away last weekend. His wife, Liz Cothren, would like to have a celebration of life BBQ here this summer.
- Steve asked if a Pig Roast would still be OK for our Anniversary Party in August – by the number of head nods, there was general agreement.
- Residents were invited to meet with Steve Neelley in the Library after the Resident Meeting for a talk on a safer alternative to your computer. GrandPad can replace your cell phone, landline and desktop computer with a single solution while keeping you safe from scams and hackers.

**Adjournment at 12:45 AM**

**Next Meeting April 7 @ 11AM**

**BUILDINGS AND GROUNDS COMMITTEE MEETING MINUTES**  
**Monday, February 10 @ 11:00 A.M. Ocean House—Dining Area**

**Call to order by Steve Bowler**

- There was a motion, second and unanimous approval to accept the October 21, 2024 Meeting Minutes.

**New Business**

- **Selecting a Chairperson** – Gary Winders has volunteered and there were no nominations from the floor. There was a motion, second and unanimous approval to have Gary Winders as Chairperson.
- **Lighting Policy revisited.** Meredith Creswell spoke to the issue of indoor lighting. Past policy only referred to exterior lighting. Her amber lights are 7 watts; the white lights are 5 watts. A resident had complained that her lights interfered with the night sky. A Halloween decoration and then an angel was considered intrusive by another resident. Meredith limited the use of those. She even changed the garage light to a lower wattage. Later, there was another complaint about her inside candle lights; she does not think that her inside lights should be considered intrusive. There were many people who spoke in Meredith's favor and felt that she has been singled out and even bullied. The brightness of the Ocean House was also mentioned, and questions asked if there were alternatives to reduce its illumination. To move the issue along, Steve will meet with Board members Larry and Susan and come back with a proposal at a future meeting.
- **Waterfront Maintenance Policy Proposal**
  - Following the guidelines set forth by the Maine Department of Environmental Protection, 75 feet of shorefront area from the seawall towards the cottages will be left natural and mowed only once a year in the fall by our landscaping crew. Residents are not permitted to mow, weedwack or remove any vegetation within the 75-foot area to the shore at any time.

There was good discussion; Steve will meet with our new chair Gary when he returns and come back to the proposal and consider mowing twice a year (each mowing is about \$750) and putting in low shrubs along the waterfront. In the meantime, no one is to remove any vegetation in the shorefront area.
- **Ramp to the Beach** – Steve proposed to purchase a ramp to the shore for just under \$3,000. There was a motion, second, and discussion with a majority vote to move forward with the purchase.
- **Browntail Moth & Grub Control** – it was asked that if you spy any leaves curled up on your trees, which indicate possible browntail moth caterpillars that you contact the office to have them removed. Please call the office when the leaves start to come on if you see caterpillars on them too. Sorentino will be monitoring the grub situation this spring.
- **Spring Hydroseeding between Cottages 35 & 37.** We will be seeding the areas affected by the truck traffic between the cottages this spring. Please tell us if you see other areas that need attention.
- **Street Lights** – we have one solar light up and after the weather warms a bit there are two more waiting to be installed where streetlights are out. We have \$10,000 in this year's budget to replace the current underground electrical lines for a more permanent solution.
- **Capital Budget Items for Consideration**
  - Our 12,000 Oil Tank will be 30 years old in 2026. The cost to replace is \$100,000; a placeholder is in the 2027 fiscal year budget. We are having the tank inspected this fall and there is a good possibility that the tank's life can be extended for many years out buy doing yearly inspections.
  - Pavement Crack Seal Coat - \$5,000 for 2026.

## Building & Grounds Continued from Page 4

- Garage for Maintenance - \$300,000 for 2026 – Steve proposed a 36 x 36 two-story garage extended off from the north side of the Ocean House building to where the dumpsters are currently located. It would be used to store equipment; appliances; the sander could be under cover; and it would open a couple covered parking spots. This will be sent to the budget committee.
- Appliance Replacement - \$20,000 for next four years
- Contingency - \$10,000
- Ocean House Stairwell Coverage - \$23,000 – looking at tile/rubber tread on the east stairwells and then carpet on the lobby stairwell.
- **Unexpected Capital Expenses this fiscal year 2025:**
  - Dishwasher Replacement @ \$13,000
  - Walk-in Cooler Condenser and Evaporator @ \$8,798
- **E-bike Policy Proposal** – there was a motion, second and unanimous approval to accept the proposed E-Bike policy.

### Old Business

- **Siding Update** – plan to start Quad 1 – 7 in April; Building Permit has been submitted.
- **Sustainability – Reducing our Carbon Footprint.**
  - **Composted** over 7,500 lbs last calendar year.
  - **Recyclable/reusable containers** from the kitchen have cut throw-away takeout.
  - **Solar Panel Update**
    - Quotes from Tristate Roofing for \$8,700 and Horch Roofing for \$12,456 for south-side carport.
    - REAP Grant for \$20,000 has all been submitted but was put on hold by order of Trump. The courts stayed his order we are back on.
    - PUC & CMP paperwork completed and accepted.
    - The Solar Panels should be installed in early fall.

### **FY2025 Project Expenditures Schedule---FYI**

Item	Status	Estimated Cost
CT & OH Appliance Replacement	FY2025	\$20,000
CT Siding & Windows 1- 7, Shingles, Trim, Decks	Spring/Summer 2025	\$239,333
OH Replace Switchgear cabinets	FY2024 Budget - hold over	\$18,750
OH Plumbing Fittings	FY2025	\$10,000
CT Boiler & Oil Tank Replacements	FY2025	\$44,000
OH Building Envelope-Doors, Windows, Siding, Trim, Decks—as needed	Summer 2024 – hold over	\$76,500
Retaining Wall by Service Entrance	Summer 2025	\$10,000

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## Building & Grounds continued from Page 5

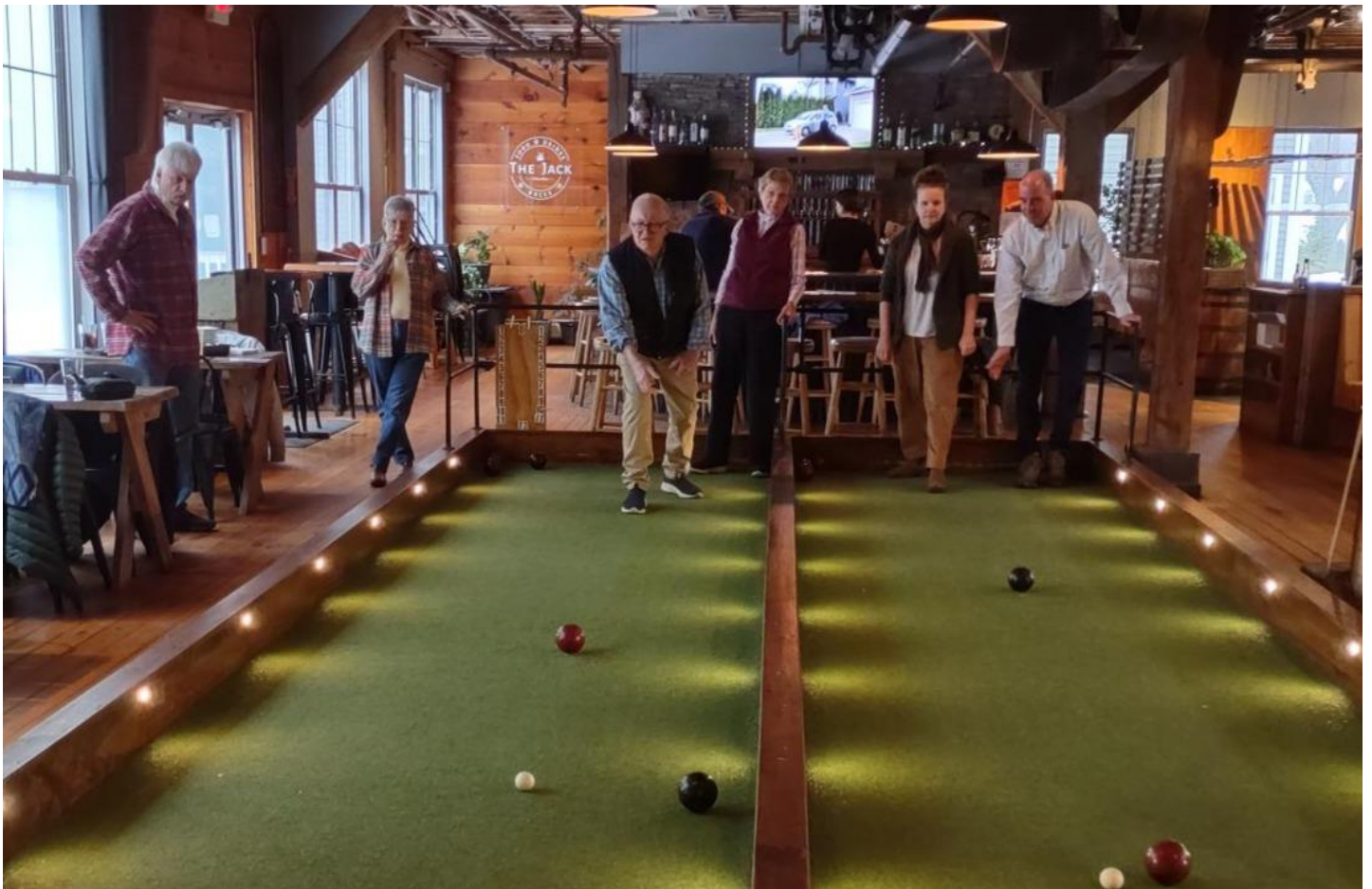
Street Lighting	Summer 2025	\$10,000
Tractor	Fall 2024 - purchased	\$35,000
Sander for Truck	Fall 2024 - purchased	\$6,000
Asphalt for 1-7	Spring 2025 - hold	\$4,040
Solar Panels on Carport & EV Charger	Summer 2025	\$53,000
Transport Vehicle & Used Pickup	Spring 2025	\$70,000

Total: \$596,623

- The Maintenance staff was complimented on a great job removing snow this winter.

**Next Meeting – June 16 @ 11 AM**

**Motion to Adjourn @ 12:25 PM**



## **Budget Committee Meeting Minutes February 24 @ 11 AM Dining Room Piano Area & by Zoom**

The meeting was called to order by new Board member Susan Remsberg

There was a motion, second and approval of the minutes of the August 12, 2024 Budget Meeting.

- **1st Quarter 2025 Financials Review with handouts – Steve Bowler**

- The Income Statement was reviewed line by line; there were accompanying notes that residents can refer to. Revenue is over budget by \$92,231; most of the overage was in Unit Enhancement. Expenses were under budget by \$68,818; some of it is due to timing issues. The Replacement Reserve was over budget by \$135,000 - thanks to 5-unit closings in the 1<sup>st</sup> quarter. The Bottom line is favorable with \$291,556 to the positive.
- The Comparative Balance Sheet was reviewed. Due to Related Parties is payback for expenses paid by MaineHealth and the Management Company for things like payroll and accounts payable. These are settled periodically. Unit enhancements that flow through the Management Company are also included. (After the meeting – Ray clarified that Inventory is the amount of oil we have in the tank; we measure it every week. Land Lease is a new accounting regulation requirement our auditors helped with last year - it shows capital leases on our books – it is the value of the land, since we get to use it – it is an asset; since there are obligations it is a liability too. It satisfies the accounting regulation but has no impact.)
- Replacement Reserve Roll Forward started with \$782,633, had \$62,010 from monthly fee, assessments from sales were \$165,082, disbursements were \$152,176. The interest-free loan from MaineHealth for the seawall will be paid back in 2026. The ending balance is \$854,108.

- **FY2026 Operating Budget Highlights – Steve**

- **Revenues**
  - Monthly Fees are determined after all the expenses are estimated for the year.
  - Residents were happy with the current meal prices.
- **Expenses** – Steve shared that when we have six months of experience, we can do a better job of projection on expenses for FY2026.
  - Salaries & Benefits – there was a proposal to have a full-time Sales & Marketing Director position who would take up the role of Programing as well. Residents indicated that they would be in favor of this.
  - Minor Equipment – no change.
  - Purchase Services includes Preventative Maintenance for Cottage Furnaces, OH HVAC System, Kitchen Cooler, Kitchen Dishwasher, Emergency Generator, Otis Elevator, Oil Tank Inspection, Sprinkler Inspections, Kitchen Hood Cleaning, Fire Alarm Service, Fire Extinguisher Inspection, yoga, Medical CareAlert and others.
  - Unidine Contract – there is a contractual escalator, and more time will help with the uncertainty with food prices.
  - Fuel Oil Price Uncertainty – Steve will be working with Chris at Maritime Energy on pricing in the next fiscal year.
  - Landscaping – we expect to see a bump for labor and materials costs.

## Budget Meeting Continued from Page 7

- Building Repairs & Maintenance – some of the unit enhancement expenses are now being redirected to Replacement Reserve for capital items of \$2,500 or more.
- Electricity – we are expecting an increase in the CMP electricity price, but a reduction with our solar panels will be helpful.
- **FY2026 Replacement Reserve Previously Approved by your Board** – Steve reviewed the handout covering the capital items already approved that for this year.
  - Steve explained that our REAP Grant is now in question with Trumps hold on USDA grants. If the grant is not approved, then our Return on Investment would be pushed out two years. The group understood the situation, and no one spoke in opposition to continuing the project should the REAP grant not be approved.
- **FY2026 Replacement Reserve New Recommendations** – the following were reviewed and had general acceptance for moving forward in FY2026.
  - Crack Seal @ \$5,000
  - OH Stairwell Treads & Carpet @ \$23,000
  - Contingency @ \$10,000 and extended to 2028
  - Appliance Replacement @ \$20,000 and extended to 2029; we are lucky to get 7 years out of them now and with the tariff uncertainty the prices will only go up.
  - Shorefront & Ocean House Deck Ramps - \$5,000 – looking at an aluminum ramp with side rails over the rocks going to the shore that can be pulled out as needed.
  - Contingency Fund of \$10,000 for the unexpected.
  - The Ocean House siding for \$60,000 was removed due to lack of available contractors.

Some residents spoke up in favor of moving at a faster pace to replace windows in the community. In talking with Darren, he says there just are not workers out there that he can bring on who are reliable and can do quality work. Other residents said that some contractors are two years out before they can take on a project. Another resident encouraged Steve to continue to look for another contractor. Right now, we are scheduled to do windows and siding on Quad 1, 3, 5 & 7.

- **FY 2027 Replacement Reserve**
  - Steve explained that our 12,000-gallon Oil Tank Replacement will be 30 years old in 2026. DEP will require yearly inspections instead of every three years. Simard, who does tank inspections, will do our inspection this fall and expects that it should be good for another 10 years or more unless the inspections shows otherwise. The cost to replace the tank is \$100,000; that amount was put into the RR budget as a holding place.
  - The Building & Grounds Committee approved a Maintenance Garage @ \$300,000 to come to the Budget Committee. Steve is communicating with MaineHealth legal about the Lease Agreement and MaineHealth Facilities Design & Construction to get more information for undertaking such a project that will come back to the committee. A couple residents felt that MaineHealth should be responsible for the cost of building the garage.
- **Unit Assessments** – last year we contacted two local realtors and reviewed MLS comparisons. Going forward, we will plan to do the same this summer.

## Future Meeting:

- Next Meeting is Monday, April 28, 2025 @ 11AM.