



Penobscot Shores
Life with a view

Newsletter

May 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
- May 6 @ 11 AM – Tim Caverly – Armchair Exploration of the Allagash Wilderness Waterway
- May 9 @ 10 AM – Keep Belfast Beautiful Cleanup Day & BBQ for everyone in the parking lot
- May 11 – Happy Mother's Day
- May 13 @ 4 PM – West Bank Trip Presentation
- May 15 @ 2 PM – Ice Cream Farewell for Chandler Barbour
- May 19 @ 11 AM – Activities Committee Meeting – all are welcomed
- May 19 @ Noon – Murder Mystery Planning Committee (Do you have your toga ready?)
- May 20 @ 4 PM – Hymn Sing with Meredith
- May 26 – Memorial Day – Office is Closed
- May 27 @ 1 PM – Memorial Stones Event at the bottom of the Meadow
- June 2 @ 11 AM – Resident Meeting
- June 5 @ 4:30 PM – Murder Mystery Dinner – Pandemonium at the Roman Toga Bash



May 2025

Resident Meeting May 5, 2025 @ 11 AM Piano Area – In Person & Zoom

The meeting was called to order by Susan Remsberg

There was a motion, second and approval to accept the April 7, 2025 Meeting Minutes

Director's Report: Steve Bowler

- Dining Update – Steve reminded residents of the new a la' carte menu for take home breads, entrees, and desserts. He also asked to return your reusable green containers to the kitchen as soon as possible to avoid us having to buy more inventory.
- Maintenance Update
 - Fidium Fiber Update – we are trying to get a spokesperson to come to Penobscot Shores to talk with the group. Some cottages have been connected.
 - Siding & Windows – Darren will start on replacing siding and windows soon at Quad 1 – 7. We are planning to have cottages #36 & #38 done this summer as well.
 - Decks – we are getting quotes for several deck replacements to be done this summer.
- Ancillary Services Price Sheet – there was a handout distributed on the cost of housekeeping, maintenance and transportation.

Sales & Marketing

- Cottage #35 went out to the Priority Waiting List on Friday; there are tours today, Tuesday and Thursday.
- Apartment #211 will be going out to the Priority Waiting List today. Chandler will be relocating to Parker Ridge in Blue Hill May 19.
- Cottage #3 - Bill & Nancy Calvert's belongings are here, but we have not seen them as yet.

Programs

- May 6 @ 11 AM – Tim Caverly – Armchair Exploration of the Allagash Wilderness Waterway
- May 9 @ 10 AM – Keep Belfast Beautiful Cleanup Day & BBQ for everyone in the parking lot
- May 13 @ 4 PM – West Bank Trip Presentation
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Committee Reports:

- Activities Committee – Tim Weitowitz, Monday, May 19 @ 11 AM
- Budget Committee – Monday, August 11, 2025 @ 11 AM
- Dining Committee - Kay Hunt, Monday, August 18, 2025 @ 11 AM
- Building and Grounds – Monday, June 16, 2025 @ 11 AM

Old/ New Business: Happy Birthday to those born in May. In honor of Cinco de Mayo and birthdays in May, Ladona made us a lime cake with lime frosting and seedless razzberry filling – it was so good.

- There was a demonstration on how to tie a toga with Tim and Lorraine as models. This is in preparation for our murder mystery, Pandemonium at the Roman Toga Bash on June 5.
- We have HONEY! Stop by the office if you would like to buy a jar or two. They are great for guest favors.
- Put out your can goods for the Post Office Food Drive by Saturday at 10 AM for pickup by Tim Weitowitz.

Adjournment 11:45 AM Next Meeting June 2 @ 11AM

Penobscot Shores Association Board of Directors Meeting Minutes

Friday, April 25, 2025 - Noon in the PS Library

Present in person or by Zoom: Board Members: Larry Theye, Susan Remsberg, Denise Needham & Steve Bowler; excused: Heather Shanklin. Guests: Roy & Pam Moore, Barney Lutsk, Lorraine Martorana & Phil Brown

1. **Larry Theye called the meeting to order.**
2. **There was a motion, second and unanimous approval of the Minutes of January 17, 2025.**
3. **Shareholder Comment Period** - there were no shareholders wanting to share.
4. **PSA 2nd Quarter Financial Report** – Steve Bowler
 - Steve thanked Ray Levesque and Michelle Many for pulling the report together as well as their help reconciling the capital item disbursements and getting us monthly financial which were not available to us before.
 - Revenues are ahead of the budget by over \$194,000, mostly due to unit refurbishments and unit enhancements. Expenses are down by almost \$35,000, with a number of line items down including Building Repairs and Maintenance, Minor Equipment, and Property Taxes. We stand at \$164,237 excess revenue over expenses. The Replacement Reserve received a strong boost from sales with \$165,085 contributed to a budget of \$125,000 for the year; and more is expected in the coming months with more sales.
 - The balance sheet was strong with a building Replacement Reserve and prepaid expenses for a total of \$5,009,258, up from Fiscal 2024 year-end of \$4,817,188. Liabilities tracked similar to 2024 year-end with Accounts Payables down and Total Liabilities at \$5,009,258.

Steve also handed out the Independent Accountants' Review of Year End 2024 & 2023.

There was a motion, second and unanimous approval of the financials presented.

5. **Penobscot Shores Revised Lighting Policy** – Susan Remsberg presented on the policy where clarifications were made:
 - **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 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~~

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~~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.

There was a motion, second and unanimous approval of the policy change to lighting.

6. Penobscot Shores E-Bike Policy – Steve Bowler

**E-Bike Policy
Exhibit M**

- Personal e-bikes are allowed on campus.
- Cottage residents must store their e-bikes in their cottage garage and Ocean House residents at the end of the south carport. They are not to be stored inside the cottage or apartment.
- All e-bikes must be certified by a qualified testing organization, such as Underwriters Laboratory, and registered with the Office.
- E-bikes must be covered on your insurance policy.
- No aftermarket batteries may be used.
- The manufacturer's cord and power adapter made specifically for the bike must be used for charging.
- Basic safety precautions must be followed:
 - Batteries must be stored away from anything flammable.
 - Do not place batteries in direct sunlight.
 - Keep batteries and devices at room temperature.
 - E-bikes may not be left to charge while not at home or overnight.
- Operators are expected to operate e-bikes in a safe and responsible manner, adhering to all traffic laws and regulations. This includes yielding to pedestrians, using hand signals when turning and maintaining proper control of the e-bike at all times. E-bikes are not permitted to be operated on the walking paths.
- Operators must wear an approved bike helmet.

There was a motion, second and unanimous approval of the new policy on E-Bikes.

7. Beneficial Ownership Reporting – Steve Bowler

The Beneficial Ownership Reporting is a requirement under the Corporate Transparency Act, to provide personal information about each beneficial owner. The rule is not being enforced and legal has said that it is a law, but no one is doing it. So, we will wait until it is mandated or enforced. If it is needed, we will use our legal firm Kozak & Gayer to collect the personal data.

8. Marketing/Sales Report – Steve Bowler

- David Beebe moved into Cottage #1 in December. Unfortunately, David's wife, Judy, passed away December 6.
- William & Nancy Calvert purchased Cottage #3 and will move in April 29.
- Kirk & Helen Newson, owners of Cottage #13 purchased waterfront Cottage #29.
- Dana Degenhardt purchased Cottage #13 and moved in on April 3.
- Don & Judith Cox in waterfront Cottage #35 moved to Barlett Woods for more care and to be closer to their daughter.
- Jeri Harris & Robert McMahon, owners of Apt #212, signed a Purchase & Sales Agreement on Cottage #35.

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- Apartment #212 is on the market; within 24 hours of putting out a notice over 30 Priority Members have said they would be interested in purchasing the unit. There remains a high demand for high-end senior housing in Maine.
- So far, we have \$2,085,935 in sales this year which adds \$208,594 to our Replacement Reserve; we had a budget of \$125,000 to add to the Reserve.
- Special thanks to Ray and Michelle Mang helping me get the BETE Assessor Inventory list for the City of Belfast and for spending time to settle up last year and this year's capital accounts.

9. Dining Update – Steve Bowler

- Chef Emerson was featured in the Unidine Newsletter about using the reusable take-out containers. He saved \$960 in the first two months by reducing our use of paper products and diverted 142 lbs. of non-degradable from the dumpster.
- Emerson has introduced an a'la carte menu with breads, sweets and entrees to take to family/friend gatherings.
- The Garden Club met with the chef on what to plant for the kitchen this spring. Last year they brought in over 300 lbs. of vegetables.
- We had to order two new packages of honeybees; heard similar losses from other beekeepers. Emerson routinely uses our honey in his cooking.

10. Maintenance Update

- We locked in our oil for next season (Sept – May) at \$2.68/gallon. We are currently paying \$3.15/gallon. That's savings over \$15,000 for shareholders.
- Our 12,000-gallon oil tank will be 29 years old this fall, and DEP requires yearly inspections at 30 years and beyond. Simard Tank inspectors will do a thorough check this fall and give us news on its expected life. A new tank is \$100,000.
- We bought a new transport vehicle at the beginning of April before the tariffs went into effect. Accounting was very helpful and quick with a check!
- The residing and window replacement of Cottage Quad 1-3-5-7 will start in May; we interviewed another contractor for Cottages #36 & #38 to speed up the residing project.
- Fidium Fiber is still working on connecting fiber optic cables to the cottages. This has been challenging.
- We're moving forward with the solar panels on the south carport even though the president & doge are trying to cut the REAP Grants for renewable energy. The ROI will be 4½ years if the \$20,000 grant cut happens. Life expectancy is 25 – 30 years at full capacity and about half capacity at 35 years and beyond. Installation is planned for this fall. SolarLogix has been extremely helpful with the paperwork. Electricity prices continue to rise.
- Building & Grounds and our landscaping crew have been meeting about the replacement of 30-year-old pear trees, drainage, and Fidium and Elwell damage getting to the shorefront.

11. Adjournment @ 12:53 PM

The Murder Mystery Roman Toga Bash is scheduled for June 5; all are invited.

Future 2025 BOD Meetings:

Friday, August 22 @ Noon

Friday, November 21 @ Noon

**Budget Committee Meeting Minutes
April 28, 2025 @ 11 AM
Dining Room Piano Area & by Zoom**

The meeting was called to order by Susan Remsberg

There was a motion, second and approval of the minutes of February 24, 2025; one person abstained.

- **2nd Quarter 2025 Financials Review - Steve Bowler** - with handouts including Income Statement, Explanation of Variances, Balance Sheet and Replacement Reserve.
 - Steve thanked Ray Levesque and Michelle Many for pulling the report together as well as their help reconciling the capital item disbursements and getting us monthly financial which were not available to us before.
 - Steve highlighted various line items with larger variances. Revenues are ahead of the budget by over \$194,000, mostly due to unit refurbishments and unit enhancements. Expenses are down by almost \$35,000, with a number of line items down including Building Repairs and Maintenance, Minor Equipment, and Property Taxes. We stand at \$164,237 excess revenue over expenses. The Replacement Reserve received a strong boost from sales with \$165,085 contributed to a budget of \$125,000 for the year; and more is expected in the coming months with more sales.
 - Ray Levesque presented the balance sheet with a building Replacement Reserve and prepaid expenses for a total of \$5,009,258, up from Fiscal 2024 year-end of \$4,817,188. Liabilities tracked similar to 2024 year-end with Accounts Payables down and Total Liabilities at \$5,009,258.
 - Steve presented the Replacement Reserve highlighting that sales in the first two quarters have helped to build the account significantly, and we have at least three more planned before the year end. The account total went from \$782,633 to \$821,361.

Steve also had the Baker Newman Noyes Independent Accountants' Review of Year End 2024 & 2023 available.

There was a motion, second and unanimous approval of the financials presented.

- **FY2026 Operating Budget Highlights – Steve**
 - **Revenues**
 - Monthly Fees are determined after all the expenses are estimated for the year.
 - **Expenses**
 - Salaries & Benefits – proposal to have a full-time Sales & Marketing position who would take up the role of Programing as well.
 - Minor Equipment – no change.
 - Purchase Services - Preventative Maintenance
 - Unidine Contract – escalator of 2.4% (CPI) & uncertainty with food prices.
 - It was suggested to have a group gather to look at the Unidine Contract. Volunteers raised their hands to offer help which Steve will arrange.
 - Fuel Oil Price – locked in at \$2.68/gallon; savings of \$15,000.
 - Landscaping – expect a normal bump for labor and materials
 - Building Repairs & Maintenance – some is now redirected to Replacement Reserve
 - Electricity – we have seen an increase in the CMP electricity price but should see a reduction with our solar panels next fiscal year.

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- Steve & Ray will be looking at the 3rd quarter financials to have a better idea on what to plan for the FY2026 operating budget.
- **FY2025 Replacement Reserve Previously Approved by your Board**
 - Retaining Wall @ \$10,000
 - Ocean House Deck Replacement @ \$5,000
 - OH Windows @ \$11,500
 - Cottage Decks @ \$14,000
 - Exterior Doors @ \$10,833
 - Cottage Siding & Windows @ \$228,000
 - Domestic Hot Water heater @ \$23,125
 - Plumbing Fittings @ \$10,000
 - Replace OH Boiler @ \$34,375
 - Replace Cottage Boilers & Tanks @ \$52,000 out to 2027
 - Appliances @ \$20,000
 - Used Pickup replacement @ \$30,000
 - Solar Panels & Roof @ \$58,000
- **FY2026 Replacement Reserve New Recommendations**
 - 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
 - Shorefront & Ocean House Deck Ramps - \$10,000 (change)
- **FY 2027 Replacement Reserve**
 - 12,000-gallon Oil Tank Replacement @ \$100,000 – fall inspection
 - Maintenance Garage @ \$300,000 - investigating
- **Unit Assessments** – last year we contacted two local realtors and reviewed MLS comparisons. We will follow the same method this year for assessments.
- The Independent Accountant's Review Report was made available to those interested. There were no significant changes from the 2024 Year-End Statement.

Future Meeting:

- Next Meeting is Monday, June 23, 2025 @ 11AM.

Adjournment 11:48 AM