



Penobscot Shores

Life with a view

# Newsletter

July 2025

## Upcoming Calendar of Events

- Mondays & Fridays @ 1:30 PM – Dominos
- Tuesdays 12 PM – 2 PM – Population Health
- Tuesdays @ 2 PM – Bocce Ball in Courtyard
- Wednesdays @ 11 AM - Mahjong
- Wednesdays @ 2 PM – Hearts
- No Meeting in July!
- July 4 – Happy 4<sup>th</sup> of July – Office will be Closed
- July 16 @ 1 PM – “The Art of the Myth” with Author Michael Burke
- July 17 @ 9:30 AM – CMCA Art Studio
- July 17 @ 5 PM – Lobster Roll Picnic in the Courtyard
- July 18 – 20 – Maine Celtic Celebration in Belfast
- August 4 @ 11 AM – Resident Meeting
- August 21 @ 4 PM – 29<sup>th</sup> Anniversary Party & Pig Roast



## Campfire Breakfast

It was a typical camping morning with a light drizzle and cool temps that brought back lots of memories for those who attended our Campfire Breakfast. A special thanks to our cooks: Tim, Mike, Eric, John & Steve.



## **Budget Committee Meeting Minutes June 23, 2025 @ 11 AM**

- Susan Remsberg called the meeting to order.
- There was a motion, second and unanimous approval of the April 28, 2025 Budget Meeting.
- **FY2026 Operating Budget Highlights** – Steve Bowler
  - **Revenues**
    - Monthly Fees are determined after all the expenses are estimated for the year.
  - **Expenses**
    - Salaries & Benefits – there is a 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 – this covers preventative maintenance and repairs.
    - Unidine Contract – there is an escalator of 2.4% (CPI) & uncertainty with food prices. The ad hoc committee met May 7 and after good discussion, recommended staying with Unidine contract through the term. The actual costs have been underbudget lately.
    - Fuel Oil Price – we locked in at \$2.68/gallon with Maritime Energy for the 2025-26 heating season at an estimated savings of \$15,000.
    - Landscaping – the numbers was bumped up to \$118,000 to allow for possible tree planting next year.
    - Building Repairs & Maintenance – we are seeing an increase in building supplies, so we are looking at a 10% increase to the budget.
    - Electricity – we have seen an increase in the CMP electricity price but should see an offset estimated at \$8,000 with our solar panels next fiscal year. It will also impact our depreciation in a positive way.
    - Property Tax is under budget, and we are hoping that it stays the same; the Council approved the town budget last week.
    - Replacement Reserve Budget has been strong with the sales this year and the budget will be bumped up to \$200,000 from \$125,000.
    - We try to have a zero-bottom line.

Steve explained that when we have the 9-month financials for FY2025 that we will have a better idea for planning the FY2026 Operating Budget. He will be meeting with Ray Levesque in Fiscal this Wednesday to start the conversation on the operating and capital budgets for FY2026.

- **FY2026 Replacement Reserve Recommendations**
  - Ocean House Deck Replacements cost has gone up considerably; we are looking at \$30,000 to cover 2 or 3 decks. Azek is expensive and has an extremely long life.
  - OH Windows @ \$15,000
  - Cottage Decks @ \$25,000 to cover 3 decks.
  - Cottage Siding & Windows Quad 9 - 15 @ \$228,000.
  - Plumbing Fittings @ \$25,000; this is up from estimated \$10,000 two years ago. Plumbers are now getting \$200/hr.
  - Replace Cottage Boilers & Tanks @ \$52,000 out to 2027.
  - Appliances @ \$30,000; costs are up due to tariffs and other issues.



## July 2025

### Budget continued from page 2

- Used Pickup replacement @ \$30,000; we will do some repair to keep the old truck usable through next year.
- Crack Seal @ \$7,000 for the payment. We are schedule for re-pavement in 2032.
- OH Stairwell Treads & Carpet @ \$23,000
- Contingency @ \$10,000 and extended to 2028
- FY 2027 Replacement Reserve Recommendations
  - 12,000-gallon Oil Tank Replacement @ \$100,000 – fall inspection.
  - Maintenance Garage @ \$300,000 – investigating, no decision made.
- Unit Appreciation – still reviewing – looking at 5% for apartments and 7% for cottages.
- Next Meeting is Monday, August 11, 2025 @ 11AM.



**Summer Solstice BBQ**



Here comes the sun...

52 Solar Panels = 23.9 kW (kilowatts) = 986 kWh (kilowatt hours: the amount of energy consumed by a device with a rating of 1 kilowatt over a period of one hour). The average home consumes about 10,632 kWh annually. CMP announced a new rate hike starting in July. Penobscot Shores Electricity Saving = \$10,000+/yr.

**BUILDINGS AND GROUNDS COMMITTEE MEETING MINUTES**

**Monday, June 9, 2025 @ 11:00 A.M. Ocean House—Dining Area**

**Call to order by Gary Winders**

- There was a motion, second and unanimous approval to accept the February 10, 2025 Meeting Minutes.

**New Business**

- **Waterfront Maintenance Policy Proposal – this was put on hold last fall.**
  - Following the guidelines are set forth to protect the shorefront area. On the south side the 75 feet of shorefront area from the seawall towards the cottages will be left natural and brush cut once a year in the fall and once in the summer by our landscaping crew. The residents living along the south side will be responsible for reimbursing the association for the summer brush cut. The north side will be brush cut once a year in the fall. 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. Gary said it is important that residents not take it upon themselves to change the landscaping. Bobby Sorrentino has said it will be \$500 to \$600 for an additional cut in the summer of the south side. Gary has talked with residents on the south waterfront side to get their thoughts; not everyone who lives there is mobile enough to get down there and are not willing to reimburse for the additional cutting. How do we allow access without letting the area be overgrown? The group asked to find the cost of cutting a pathway and recommended size, to double check the 75-foot boundary from the waterfront, and to bring a map showing the area to share with the group.
- **Maintaining the meadows** – mid-summer Sorrentino's will go through the meadows and the ditch on the south side of the waterfront and cut the poplar saplings.
- **Meadow Walkway update.** Sorrentino dug out the upper pathway and then built it up to allow drainage to go off the sides.
- **Bottom of the Meadow** – we still have water going across the road. Our crew will use the tractor to better slope the area to divert the water into the drain.
- **Service Entrance Retaining Wall** – with Gary's help we are looking into digging out the ditch, laying in perforated piping to drain the water to the street ditch. We may need help from an engineer.
- **Ramp to the Beach** – our maintenance crew and Steve have installed our new ramp to the water. Many people remarked on how nice it is to regain access to the shore. We will look at skid floor grips and wheels. It was recommended to have a monthly tide chart – Joy has volunteered to post it – [www.BelfastTide.org](http://www.BelfastTide.org).
- **Browntail Moth and Emerald Ash Borer Control** – one resident along the south border reported feeling the hairs. And there are some around Cottage #1 where Darren and Wally are replacing the siding. Steve will contact Darren and the browntail applicators. We have seven ash trees being treated for Emerald Ash Borer control. Steve will be calling Barlett Tree Service to have the browntails sprayed.
- **Loam, seeding and arborvitaes between Cottages 35 & 37.** – Elwell Construction has broken up the ground, put down loam and seed and we are hoping to see the seed take hold. Steve has talked with Fidium and Sorrentino about fixing the areas where Fidium dug their trenches. A resident at Cottage #25 reported that the crew replacing decks had torn up the area near his cottage.
- **Street Lights** – we are trying to determine the scope of work. A resident asked about lengthening the amount of time the solar lights stay on after being activated – Steve will talk with Maintenance.
- **Replacing the Ornamental Pear Trees** – options: Dogwood, Magnolia & Lillac. One resident recommended that we look at the American Chestnut or indigenous trees. A resident asked about replacing trees in the upper circle; however, the area is so wet that Bobby does not recommend replacing them.

## Building & Grounds Meeting Continued from Page 2

- **Resident request for a sign** - directing people to Cottages #36 & #38. Steve will be talking with maintenance about installing a double-sided sign for Cottages #36 & #38
- **Guidelines for Working with Construction Contractors** – Gary has developed guidelines for vetting a contractor and their abilities to manage a project. We will be looking at a specific scope of work with the contractor to avoid change orders and to make sure the work is completed properly. Steve thanked Gary for his work on the guidelines.
- **Ocean House Plumbing Fittings** – Steve said that Jo Cyr has the Ocean House building plans and will be getting back to us with a plan and cost.
- **Ocean House Rooftop AVHC update** – the bearings went in the south-side unit that needed to be replaced.
- **Service Entrance Fence Screening** – the staff will be finishing up the project soon giving Apt #111 more privacy.

## Old Business

- **Siding Update** – Quad 1 – 7 – Darren and Wally started on Cottage #1 and will be working around the quad. Siding prices have gone up some; we did lock in on the windows.
- **Siding Update** – Cottages #36 & #38 are scheduled for the end of June.
- **Deck Update** – Apartment #312, Cottages #27, #23, #25, & #31. #312 had considerable rot in one corner that was repaired. Cottages #27 & #25 had been completed and residents report being very satisfied with Mike Jastram's work. They are currently working on #31.
- **Sustainability – Reducing our Carbon Footprint.**
  - **Composted** over 7,500 lbs. last calendar year.
  - **Recyclable/reusable containers** have cut the costs of throw-away takeout containers. We saved \$1,000 in the first two months of the year. But now we are having to reorder some because people are using them in the microwave.
  - **Solar Panel Update**
    - Tristate Roofing reroofed the south carport for \$8,700 last week.
    - REAP Grant is pending.
    - PUC & CMP paperwork were completed and accepted.
    - SolarLogix will be installing solar panels and the EV charger starting in a couple weeks so we can take advantage of the summer sunshine.

## FY2025 Project Expenditures Schedule

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



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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
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 SUV purchased	\$70,000

Total: \$596,623

### Other:

- Court wanted us to discuss dandelions in the lawn in the future.
- Betty Johnson wanted us to talk about grub control in the future.

**Next Meeting – October 20 @ 11 AM**  
**Motion to Adjourn**



### **Murder Mystery**

We had another fun time at our Roman Toga Murder Mystery with folks playing the many characters.

