



Penobscot Shores
Life with a view

Newsletter

August 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
- August 11 @ 11 AM – Budget Committee Meeting
- August 19 @ 4 PM – Masanobu on Piano
- August 21 @ 4 PM – 29th Anniversary Party & Pig Roast
- August 22 @ Noon – PSA Board Meeting
- September 1 – Happy Labor Day
- September 2 @ 11 AM – Resident Meeting (Note this one time change to Tuesday)



Resident Meeting Minutes
Monday, August 4, 2025 @ 11:00 AM
Piano Area – In Person & Zoom

Call to order by Larry Theye

Approval of Past Minutes:

- There was a motion, second and approval of the June 2, 2025 Meeting Minutes

Director's Report: Steve Bowler

- FY2025 3rd Quarter Financial Report Handouts with the Income Statement, Balance Sheet and the Replacement Reserve were reviewed in detail with no outstanding issues to note. We have a positive bottom line with a strong balance in the Replacement Reserve thanks to several sales this year.
- Budget Meeting, Monday 8/11 – Steve and Ray Levesque will have a proposed FY2026 Budget to present.
- Dining Update – Emerson DellaMattera
 - Kitchen Flooring - \$118,532 – we expect that the kitchen will not be available for 3 to 4 weeks while construction is happening. Staff along with Unidine have been looking at alternative venues for kitchen use and other options.
 - Freezer Repair/Updated- \$12,891 – we have had the frig and freezer now repaired over the past three months; we should be good for ten years.
 - Recommendation to require 7 meals per person each month. Steve had a handout showing the cost of Unidine, the impact of 5 meals, the impact of 20 meals and the impact of 7 meals. No decisions have been made. There will be an ad hoc Dining meeting on Thursday, August 7 at 2:30 PM for comments and thoughts.
- Maintenance Update
 - Staffing – we expect to have a candidate here the end of August on a trial basis for possible full-time employment.
 - Grounds – Sorrentino's has been able to get to the shrubs the past couple weeks. We thank you for your patience.
 - Siding & Windows – Darren is about ¾ completed at Quad 1,3,5,7. He did stop for a few days to prepare an area for the solar panel controls. Belfast Carpentry will be the beginning of September to do the siding and windows at Cottage #36 & #38.
 - Solar Panels – after a few years of discussion, decision making, saving and paperwork, the solar panels were connected to the CMP grid last week. Steve will be loading a computer app to monitor our solar progress.
 - Plumbing Fittings – Joe Cyr has reviewed out plumbing plans and we are awaiting his proposal.

Sales & Marketing

- Who wants to be part of the Hospitality Welcome Group? Anyone interested in helping to welcome new residents into our community, please contact Steve.
- Apartment #211 closed with Sharron Walsh on July 25.
- Cottage #35 closed with Jo Columbus & Paul Pereira on July 31.
- Apartment #103 has a Purchase & Sales Agreement with Susan Higgins to close on August 25.
- Apartment #314 is now on the market; this is owned by the Management Company.
- We expect Apartment #304 to be on the market.

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Programs

- August 19 - Masanobu on Piano
- August 20 – The First Lady: Historical Re-enactment
- August 21 – 29th Anniversary Party & Pig Roast – Decorators Needed to Help

Committee Reports:

- Activities Committee – Tim Woitowitz, Monday, September 15 @ 11 AM
- Budget Committee – Monday, August 11 @ 11 AM
- Dining Committee - Kay Hunt, Monday, November 24 @ 11 AM
- Building and Grounds – Monday, October 20 @ 11 AM
- PSA Board of Directors – Friday, August 22 @ Noon

Old/ New Business:

- Happy Birthday to those born in August. – Ladona had made a “watermelon” cake with three layers of watermelon color with chocolate seeds.

Adjournment

Next Meeting Tuesday, September 2 @ 11AM



A Bountiful Harvest

The garden harvest is coming in by the wagon full thanks to Suzanne and the other gardeners. Dining Committee Chair Kay reports that every load is saving us money, plus it's fresh and delicious. The broccoli salad at the lobster roll feed was supplied by our gardens and many items in the daily salads as well..

August 2025



Steve and Susan turned on the switch to our 52 solar panels to make them active!!! This has been a long journey getting to this accomplishment and we thank everyone who helped in the planning and encouraged the project to move forward.
Jesse from SolarLogix was on hand to make sure we turned the switch on in the right direction.

By the numbers

Happiness is becoming a more vital marker for where people choose to settle down, raise families, or retire, according to a report.

Your Law Firm, a legal firm specializing in family law, analyzed several factors, including life expectancy, health outcomes, cost of living index, air quality, climate conditions and community involvement, to name a few.

Each factor was standardized and averaged to reveal where families are most likely to thrive. The study found that **Maine** ranked **No. 10** as one of the happiest states, with an average score of **62.4** out of **100**.

Nebraska leads with a happiness score of **74.12**, followed by Minnesota (**72.43**) and Vermont (**69.54**), while Kentucky ranks lowest at **26.52**.

Penobscot Shores Dining Committee Minutes of Meeting Held Friday August 1, 2025

Staff Present: Steve Bowler, Emerson DellaMattera, Ladonna

Residents Present: David Beebe, Ruby Bennett, Rick & Joy Bowles, Phil Brown & Karna Olsson, John Cole, Jennifer Craig, Meredith Creswell, Court & Sue Dwyer, Kay Hunt, Jane Erskine & Betty Johnson, Joyce Goodfield, Kate Hanson, Betty Johannesson, Linnea Johnson, Barney Lutsk, Lorraine Martorana, Robert McMahon & Jeri Harris, Steve Neelley, Kirk & Helen Newsom, Diane Plourde, Sue Remsberg, Peter & Marcy Simpson, Brenda Smith, Debbie Smith, Lou Smith, Larry Theye, Sally Thomson, Charlotte Urbano, Muriel Willman, Tim & Connie Woitowitz.

- Kay wanted to thank those who sent emails, called or stopped by to comment to her and Steve with their thoughts on dining, costs, and attendance.
1. Kitchen Renovation – the tile floor needs to be replaced, and the health department is requiring us to put in an additional hand washing sink. The cracked tiles have allowed water to seep into the plywood below it for the past 29 years. The cost of renovations is estimated to be \$118,000. We are hopeful that they do not find other problems when the floor is removed. There was good discussion on planning for what to do while the kitchen is unavailable for 3 to 4 weeks. The dining room area will be housing the equipment while the floor is being done. And the freezer went down a couple weeks ago and has been fixed at \$12,800. For good news, we saved \$2,959 by using our reusable containers and reducing the purchase of paper goods.
 2. Staffing – Ladona is our new sou chef. Patty and Grace are our only wait staff. Patricia is our dishwasher and has been doing a great job. Unidine has been recruiting staff; it is a challenge hiring front line staff. We have seen a \$10,000 savings on wages with the various openings.
 3. Meal Count Background
 - From 1996 to 2018, residents were required to take 15 meals per month.
 - From Oct 2019 to end of FY2023, it was lowered to 1 meal at \$22.
 - From Oct 2024 to present, it's been 5 meals per month at \$25 each.
 - Renters (6) take 20 per month, included in rent.
 - The numbers are down. And with the loss of six residents who usually had 30 meals a month, we are looking at a loss of 150 meals a month.
 4. Meal Requirements – with revenue down, the idea of increasing the meal count requirement by residents was discussed. There was no clear preference.
 5. Meal Pricing –increasing our meal fee was discussed to \$30/each. It appeared that most attendees wanted it to stay the same.
 6. Delivery Fee – after some discussion it was generally agreed not to have a delivery fee. It was also recommended to encourage pickup by cottage residents but not mandate it.
 7. Attendance – the numbers are down for diners in the dining room. What can we do to encourage residents to dine in?
 8. Cancellation Fee – there was general agreement to charge the meal charge for cancellations after 11 AM.
 9. Budget – Meal revenue is trending down; two years ago, we were at \$290,000 in revenue; this fiscal year it looks like \$250,000; if we do nothing it will likely be \$210,000 for the FY2026. Steve distributed a handout looking at the Undine cost in comparison to what we had been paying for dietary services for the past five years.

The meeting adjourned at 12:35 PM