



Penobscot Shores

Life with a view

Newsletter

September 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
- Thursdays @ 4:30 PM – Happy Hour by the Gazebo
- September 4 @ 9:30 1st Thursday Art Studio
- September 5 @ 2:30 – CMCA Art Tour
- September 18 @ 11:30 AM – The Majestic Monarch Butterfly Lecture
- September 25 @ 11 AM – Author Event: “Lincoln’s Quiet Fire”
- October 6 @ 11 AM – Resident Meeting



29th Anniversary – Rocking Good Time

Mainely Pig Roast was here again this year to provide a delicious dinner along with our own kitchen providing drinks and yummy pinacolato cupcakes. Annie and the Rainmakers had folks up and dancing and singing along. And many thanks to our decorators Suzanne, Susan, Connie and Steve.

Resident Meeting Minutes Monday, September 2, 2025 @ 11:00 AM Piano Area – In Person & Zoom

Call to order by Susan Remsberg

- Susan recognized our newest residents Susan Higgins, Jo Columbus and Paul Pereira.

Approval of Past Minutes:

- There was a motion, second and approval of the August 8, 2025 Meeting Minutes

Director's Report: Steve Bowler

- Board of Directors Meeting Follow-up –policy changes were approved including being respectful, sublease minimum and maximum timelines, accepting artwork and the FY2026 Budget. There is a thin bottom line that we will need to watch in 2026.
- Dining Update – Emerson DellaMattera
 - Hot water heating problems have created leaks in the kitchen, just outside the office and in the boiler room. Mechanical Service is here this morning working on all issues.
 - Because of the water leak in the kitchen, the dinners have been changed to pizza tonight and burgers or chicken baskets for Wednesday evening. Emerson traveled to Quarry Hill last Friday and Saturday to use their facilities to cook our meals. We expect things to be back to normal by Thursday.
 - Kitchen Flooring Plan – contractors will be starting work the first of the year and it is expected that we will be without the kitchen for up to 4 weeks. Steve, Emerson and Unidine are looking into cooking options.
- Maintenance Update
 - Staffing – we have Ben Morsey who started with us last week. We will do a trial for one month and then consider him for a full-time position. Eric and Steve talked with another candidate with the same thought about having him come on for a one-month trial. Tim is no longer with us.
 - Grounds - \$25,000 was approved to be added to the Landscaping budget to look at our trees and other landscaping improvements.
 - Siding & Windows – Darren has been at Quad 1-3-5-7 and is nearing completion. Mike Jastram will be working on windows and siding on Duplex 36 & 38 starting next Monday.
 - Solar Panels – our first month, August report shows us producing 3.63 Mwh or 3,630 Kwh. Our average usage is 600 Kwh/month, so we banked 3,000 Kwh in August. August environmental benefits equal 5,000 pounds of CO2 emissions saved, or 44 equivalent tree plantings, or 6,000 miles driven on sunshine.

Sales & Marketing

- Apartment #103 closed with Susan Higgins on August 25.
- We expect Apartment #314 to have a Purchase & Sales Agreement soon.
- Apartment #304 will be for sale soon.
- Cottage #7 is for sale to current shareholders now; it will go out to the Priority Waiting List next week.

September 2025

Resident Meeting from Page 2

Programs

- September 4 @ 9:30 AM 1st Thursday Art Studio
- September 5 @ 2:30 PM – CMCA Art Tour
- September 18 @ 11:30 AM – The Majestic Monarch Butterfly Lecture
- September 25 @ 11 AM – Author Event: “Lincoln’s Quiet Fire”

Committee Reports:

- Activities Committee – Tim Waitowitz, Monday, September 15 @ 11 AM
- Budget Committee – Monday, TBD January 2026
- Dining Committee - Kay Hunt, Monday, September 29 @ 11 AM
- Building and Grounds – Monday, October 20 @ 11 AM
- PSA Board of Directors – Friday, November 21 @ Noon

Old/ New Business:

- Happy Birthday to those born in September.
- Who wants to be part of the Hospitality Welcome Group? Please contact Susan Remberg if you are interested in helping with this effort to welcome new residents.
- The Penobscot Shores Craft Fair will be on Saturday, November 15 from 9 AM to 1 PM. Residents can have a free table. Contact Judy to sign up for a table; volunteers will be needed too.
- Fidium in the Ocean House – the fiber has been installed; Steve has contacted them several times to do a program with no results. Some cottages are using Fidium with good results.
- There was a question about solar panels for balconies. It suggested was to bring it to the Building & Grounds Meeting.

Adjournment at 11:30 AM

Next Meeting Monday, October 6 @ 11AM

Penobscot Shores Craft Fair
Saturday, November 16 from 9 AM – 1 PM
All residents are welcomed to have a table.



Be looking around your home for “good stuff” to bring to the White Elephant Table – proceeds benefit the Activities Committee. Contact Judy Landry for details



Penobscot Shores

Life with a view

Penobscot Shores Association Board of Directors Meeting Minutes

Friday, August 22, 2025 @ Noon in the PS Library

Board Members Present: Larry Theye, Susan Remsberg, Heather Shanklin & Steve Bowler; Denise Needham excused. **Also present:** Tim Woitowitz, Jo Columbus, Paul Pereira, Debbie Smith and Brenda Smith

- Larry Theye Call the Meeting to Order at 12:05 PM
- There was a motion, second and Approval of the Minutes of the previous meeting – April 25, 2025.
- **Shareholder Comment Period**
 1. Brenda Smith was disappointed that resident confusion about the dining proposals presented at the Budget Meeting led to keeping the current situation with the 5 required meals. She shared that we still have a deficit that goes into the operating budget and the fact that residents are still paying for the privilege of having a dining service available. Why not just put it in the monthly fee? She would also like to see more people going into the dining room.
 2. Debbie Smith questioned the phrasing of Item #12 in the Rules of Residency Policy regarding criminal activities.
- **PSA 3rd Quarter Financial Report** – Heather Shanklin reported that year to date we have done very well with cost savings in Building & Maintenance and Property Tax. The Replacement Reserve has seen a good boost in sales. The bottom line looks good. There was a motion, second and approval of the 3rd Quarter Financial Report.
- **Penobscot Shores Policy on Artwork** – Steve Bowler read the new policy to address artwork that residents would like to donate or hang on the walls in the Ocean House. There was a motion, second and approval of the Artwork Policy.
- **Penobscot Shores Sublease Policy** – There was a motion, second and approval of the addition to the Residency Policy to have 3 months minimum and 12 months maximum sublease for units.
- **Penobscot Shores Residency Agreement Addition** – There was a motion, second and approval of a new line in the Residency Policy: “To be respectful of personality, religious, political, and other differences within our community.” Steve recommended that he, Susan and Debbie get together to discuss Debbie’s suggested change to the Residency Agreement on criminal activity wording.
- **Marketing/Sales Report** – Steve Bowler

Board Meeting Continued from Page 4

- Cottage #35 closed with Jo Columbus & Paul Pereira on July 31. Renovations are happening.
 - Apartment #211 closed with Sharron Walsh on July 25, and she has moved in.
 - Apartment #103 closes on Monday, 8/25, the paperwork has been signed with Susan Higgins.
 - Apartment # 314 is now on the market. We have had two of the three scheduled open houses.
 - Apartment #304 is expected to be on the market, and we have a cottage resident interested. That means we will likely have a cottage for sale this fall.
 - We are still looking for a Maintenance Technician; we have a couple prospects we are interviewing.
 - Cottage residing and new windows are happening at Quad 1,3,5,7 and soon to happen at Cottage #36-#38.
 - JF Scott will be here at the beginning of the year to start on putting it on the new floor in the kitchen; we will be without a kitchen for 4 weeks. We are investigating alternatives with Unidine and staff.
 - We had a wonderful 29th Anniversary Party last evening with 110 people attending.
- **Approval of FY2026 Budget Proposal** – Steve thanked Ray Levesque for his work on the budget and mentioned that it had been reviewed with residents at the last Friday's Budget Meeting. Steve reviewed many of the FY2026 line items with the Board. Of note was:
 1. Unit Valuations
 1. Apartment increase by 8%
 2. Cottages increase by 12% - 18%
 2. Monthly Fees – increase by 6% - 8%; rents by 7%. A letter will be going out to shareholders and renters before September 1.
- There was a motion, second and approval of the FY2026 Budget.
3. It was recommended to look at the inflation rate on the Replacement Reserve for next year.
 4. It also recommended to spend time to review the dining services in the coming year.
- **Adjournment at 1:00 PM**
 - Next Board meeting - Friday, November 21 @ Noon

Budget Committee Meeting Minutes August 11, 2025 @ 11 AM

- Susan Remsberg called the meeting to order.
- There was a motion, second and unanimous approval of the June 23, 2025 Budget Meeting.
- **FY2026 Operating Budget Highlights** – Steve Bowler
 - Sales have helped build the Replacement Reserve this year.
 - Steve shared an economic overview and how this is impacting Penobscot Shores including:
 - Economic view that Americans can each expect to spend \$2,400 more on the same items this coming year.
 - We are feeling the cost impact of tariffs and expect more this year.
 - We have an ageing community that needs updating.
 - **Revenues**
 - Ray Levesque provided us with 4%, 5%, 6%, 7%, 8% rate increase options.
 - We need strong cash flow to keep the business operating year-round.
 - Our meal revenue is down with the loss of 6 residents who routinely bought 30 meals/month.
 - Second-person fees are down due to having more singles.
 - Housekeeping revenue is down due to fewer residents using that service.
 - **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. And we need to provide raises for staff.
 - Minor Equipment – no change.
 - Office Supplies are up \$1,500; the office will make an effort to do more B&W instead of color copies.
 - Purchase Services – this covers preventative maintenance and repairs. This includes Yoga, software, pest control, kitchen repairs, fire inspection, elevator service, boiler services and other like services. Steve & Ray will look at one-time expenses to see if we can adjust that down.
 - Unidine Contract – there is an escalator of 3% (CPI) & uncertainty with food prices. The actual costs have been underbudget lately due to lack of staff.
 - Electricity – we have seen and expect more increases from CMP. We raised it by 33% and then reduced it by \$10,000 to account for our new solar panels. The panels will also impact our depreciation in a positive way. Steve will be working on how to charge for folks using the EV charger.
 - 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.
 - Under landscaping, we added \$25,000 for an arborist and trees.
 - Building Repairs & Maintenance – we are seeing an increase in building supplies, so we are looking at a 10% increase to the budget.
 - Sewer & Water - we are expecting a 22% increase.
 - Property Tax is under budget, and we are hoping that it stays the same; the Council approved the town budget last week and we put in a 2% increase.

September 2025

8/11 Budget Continued from Page 6

- The Unit Sales contribution to the Replacement Reserve has been increased to \$175,000.
- Looking at the bottom line, a slim margin will impact our cash flow for paying for items as the revenue is spread out over 12 months, but bills can come in all at once, like a dishwasher repair that needs to be paid.
- The Dining Survey that was distributed last Friday: there were 11 yes, 1 maybe votes to do away with meal requirement and have the cost go entirely into the monthly fee; 4 votes to keep what we have; 12 yes, 1 maybe votes for increasing the meals requirement to 7; and 5 votes for increasing the price to \$30 each. There was confusion and after discussion maybe a better understanding of the impact of having no meal requirement which some said they would not have voted for. Steve will talk with the Board to get a sense of direction.
- Unit Appreciation – we are looking at 8% increase for apartments; 12% for the cottage quads; 16% for duplexes not on the water; 18% for duplexes on the water.
- Next Meeting is Friday, August 15, 2025 @ 11AM.

Budget Committee Meeting Minutes August 15, 2025 @ 11 AM

- Susan Remsberg called the meeting to order.
- There was a motion, second and unanimous approval of the August 11, 2025 Budget Meeting.
- **The FY2026 Capital Budget** – Steve Bowler briefly reviewed capital items, highlighting major projects in 2026. Sales have helped build the Replacement Reserve significantly this year.
- **FY2026 Operating Budget Highlights** – Steve reviewed the revised budget that included input from Monday's Budget Meeting.
 - As a result of confusion by many shareholders over dining services, it was decided to continue the five-meal requirement per resident for this year and no price change. The Dining Committee will investigate possible changes during FY2026.
 - Steve briefly reviewed the revenue and expenses with very little changes from Monday except for a reduction in Purchase Services that excludes most one-time events.
 - The “Sweet Spot” being recommended is 7%, providing us a \$40,000 bottom line. This is a slim margin for cash flow, but workable.
 - The Monthly Fee sheet was reviewed showing the individual shareholder impact ranges from 6% to 8%.
 - Renters would see an increase of 7%.
 - The Unit Sales contribution to the Replacement Reserve has been increased to \$175,000 although this year it will surpass that.
 - Unit Appreciation – we are recommending at 8% increase for apartments; 12% for the cottage quads; 16% for duplexes not on the water; 18% for duplexes on the water.
- The Budget now goes to the Board of Directors on August 22.

Adjourned at 11:40 AM