



Penobscot Shores

Life with a view

# Newsletter

November 2025

## Upcoming Calendar of Events

- Mondays & Fridays @ 1:30 PM – Dominos
- Tuesdays 12 PM – 2 PM – Population Health
- Wednesdays @ 11 AM - Mahjong
- Wednesdays @ 2 PM – Hearts
- November 4 @ 4 PM – Bocce Ball at The Jack in Camden
- November 11 – Veterans Day
- November 12 @ 4 PM – Jazz Trio
- November 13 @ Noon – Thomaston Auction House Road Show
- November 15 From 9 AM – 1 PM – Penobscot Shores Arts & Crafts Fair
- November 20 @ 9:30 AM – CMCA Art Lesson
- November 20 @ Noon – Trip to Waldo Tech for Lunch
- November 21 @ Noon – PSA Board Meeting
- November 24 @ 11 AM – Dining Committee Meeting
- November 27 – Happy Thanksgiving
- December 1 @ 11 AM – Resident Meeting



The Harvest Super Moon taken by Betty Johnson

**Resident Meeting Minutes**  
**Monday, November 3, 2025 @ 11:00 AM**  
**Piano Area – In Person & Zoom**

**Call to order by Larry Theye**

- There was a motion, second and approval of October 6, 2025 Meeting Minutes
- Election Day is tomorrow and rides are available by contacting Donna

**Director's Report: Steve Bowler**

- **Dining Update** – Emerson DellaMattera was preparing for lunch so Steve reported:
  - Staffing – we are down a wait staff and a cook.
  - Monday Lunch – the numbers are good for the initial lunch last week; it was up 50% from previous Monday dinners. We will continue to offer and monitor.
  - Meal Donation Program – if you are away for a month, you can donate your 5 monthly meals into a pool. Residents who dine-in are entered into a drawing to possibly win a free dine-in meal beyond the required 5 meals they purchase.
- **Maintenance Update**
  - Staffing – Tim Emerson is back after being on personal leave. Maintenance is fully staffed now.
  - Retaining Wall –work began today at the service entrance area. The dumpster will be moved onto the grass while work is being done. Please avoid that area while work is being done.
  - Grounds – Sorrentino has been doing a great job cleaning up the leaves and other debris.
  - Siding & Windows – Cottages #36 & #38 are waiting for their sunroom windows to arrive.
  - Arbor Work – Bartlett Tree Service will be planting 7 “Powder Keg” sugar maples along the north side of Shoreland Drive between the Bradford Pears this spring. We are waiting to hear back from our neighbor Marilyn Cassida about removing a very large pine on the property line by Pro Tree Service.
  - Door Keypad to Garden Area – Eric & Ben installed a new keypad lock on the door – the code is 2332#.
  - Fidium Fiber – Thanks to Lorraine, we are in the process of connecting the apartments to fiber optic network; they say they will send someone to talk with us about their service.
  - Heat Pump Cleaning – thanks to Susan we are close to contracting with a cleaning service.
- **PSA Nominating Committee** – Lorraine Martorana (443-309-6894; celestialmartorana@gmail.com), David Beebe (207-745-7293; jcdsbeebe@gmail.com) & Kate Hansen (603-988-9422; mkhanson@comcast.net) – if you are interested in being on the PSA Board of Directors, please contact someone on the committee.
- **2025 Year End Financial Report** – Overall, we had a very good year; revenue was up thanks to renovations and refurbishments. Expenses were down in wages, building & repairs, Unidine, and property taxes. Expenses were up in minor equipment, electricity, sewer & water, waste removal, and auto maintenance. The Replacement Reserve saw a significant increase in contributions due to many sales last year. The RR started with \$782,633, had improvement expenses of \$587,750 and ended the year with \$733,499. Our overall bottom line was a positive \$434,826.

**Sales & Marketing**

- Marianne Williams closed on #314 on October 31.
- Purchase & Sales Agreement on Apartment #304 with John Cole to close on December 1.
- Purchase & Sales Agreement on Cottage #7 with Nan Borton to close on December 1.

## Resident Meeting from Page 2

- Purchase & Sales Agreement on Apartment #301 with Jean Durham to close December 31. Jean was in attendance and recognized.

## Programs

- November 4 @ 4 PM – Bocce Ball at The Jack in Camden
- November 11 – Veterans Day
- November 12 @ 4 PM – Jazz Trio
- November 13 @ Noon – Antique Appraisal Fair
- November 15 from 9 AM – 1 PM – Penobscot Shores Art & Crafts Show
- November 20 @ 12:15 – Waldo County Tech School Lunch
- November 27 – Happy Thanksgiving

## Committee Reports:

- Activities Committee – Tim Witowitz, Monday, January 19, 2026 @ 11 AM
- Budget Committee – Monday, February 23, 2026
- Dining Committee - Kay Hunt, Monday, November 24 @ 11 AM
- Building and Grounds – Gary Winders, Monday, February 9, 2026 @ 11 AM.
- PSA Board of Directors – Friday, November 21 @ Noon

## Old/ New Business:

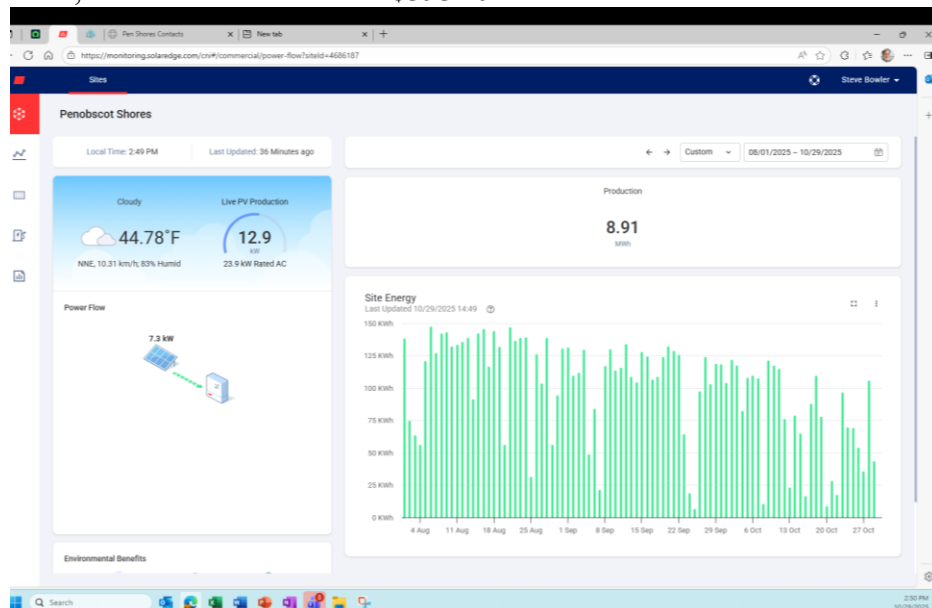
- Happy Birthday to those born in November.

## Adjournment at 11:50 AM

## Next Meeting Monday, December 1 @ 11AM

## Solar Panel Data

- October 2025 – 2.2 MWh was produced or 2200 KWh; we're slowly losing daylight and thus solar energy.
- We use about 600 KWh/day or 18,000 KWh per month.
- On the electricity we use, NautilusSolar saved us \$393.29 in October.



**BUILDINGS AND GROUNDS COMMITTEE MEETING MINUTES**  
**Friday, October 24, 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 June 9, 2025 Meeting Minutes.

**New Business**

- **Stairway to the Resident Garden Area Request** – this was brought up as a safety concern by residents trying to access the raised bed gardens from the south side parking lot. There were good discussion and recommendations from the group including changing the door locking system on the 1<sup>st</sup> floor to a keypad. Gary suggested a design for a gravel path or stairs, along with estimated costs. Gary volunteered to provide drawings for a free piece of pie.
- **Service Entrance Retaining Wall** – this was approved in the capital budget to correct a safety issue with water pooling and then freezing in the winter. Whitcomb Construction has been retained to put in a line of cement blocks along the sloped area with drainage at the top and bottom to remove water.
- **Streetlights** have been “fixed”. We had \$10,000 in the budget, but the electrician found where mice had eaten into the line and he was able to fix the problem for a few hundred dollars.
- **Heat Pumps** – residents have been asking about maintain heat pumps. Susan Remsberg has been researching possible contractual agreement with heat pump cleaning services. Heat pumps should be cleaned annually. Should heat pumps come under the responsibility of PSA?
- **Arborist**
  - **Emerald Ash Borer Control** – 7 trees have been treated; this is good for two years. There are a couple of dead ash trees on the property as well that need to be removed.
  - **Proposals from 2 Arborist** – we have \$25,000 approved in the budget to look at trees. Both companies are willing to work with Sorrentino Landscaping. Proposed contracts are available for viewing in the office. Steve and Gary will work to move forward on some of the immediate needs that were addressed in the proposals.
- **Ocean House Plumbing Fittings** – Steve said he has waited long enough on Joe Cyr and will be looking to find another plumber.
- **Ocean House Service & Side Entrance Flooring** – new flooring was installed in the entrances to address safety and cleaning issues.
- **Outside Cottage Lighting, Doorbells, Handles and knockers.** There are requests from cottage residents to look at replacing the 30 year old outdoor fixtures mentioned. This has been particularly noticeable with the new siding and older and tarnished brass. Residents are encouraged to send samples/suggestions to Steve with what you would like to see as a change.
- **Siding Update** –Quad 1 – 7 is complete and came in at \$187,781.32.
- **Siding Update** – Cottages #36 & #38 – work is nearly complete. We are waiting for the sunroom windows that were reordered.
- **Sustainability – Reducing our Carbon Footprint.**

# November 2025

## Building & Grounds continued from page 4

- **Composted** over 7,500 lbs. last calendar year; 770 pounds in September so we are increasing our composting from last year. There is compost available in the wooded area for anyone wanting some.
- **Solar Panel Update**
  - Project came online on July 31, 2025, with 52 panels.
  - REAP Grant; we received \$19,375 in September.
  - 3.6 MWh produced in August; 3.1 MWh produced in September
  - We realized 20% savings in August and 19% in September on electricity used.
  - Return on Investment is expected to be 4.5 years or less as electricity prices increase.
- **Chevy Truck** – at a recent inspection it was determined it needed over \$10,000 worth of work and that was the value of the truck, so we had a buyer who plans to use it on a private driveway for plowing who paid us \$1,500.

### FY2026 Project Expenditures Schedule

| Item                                                               | Status                  | Estimated Cost |
|--------------------------------------------------------------------|-------------------------|----------------|
| Arborist/Trees/Landscaping                                         | FY2026 Have proposals   | \$25,000       |
| CT Siding & Windows 9 - 15 Shingles, Trim                          | Spring/Summer 2026      | \$228,000      |
| OH Replace Switchgear cabinets                                     | FY2025 hold over        | \$18,750       |
| OH Plumbing Fittings                                               | FY2026                  | \$10,000       |
| CT Boiler & Oil Tank Replacements                                  | FY2026                  | \$44,000       |
| OH Building Envelope-Doors, Windows, Siding, Trim, Decks—as needed | Summer 2024 hold over   | \$76,500       |
| Retaining Wall by Service Entrance                                 | FY2025 hold over        | \$10,000       |
| Street Lighting                                                    | Hold Over - Summer 2025 | \$10,000       |
| Crack Sealing                                                      | FY2026                  | \$10,000       |
| Deck Replacements                                                  | FY2026                  | \$10,500       |
| Asphalt for 1-7                                                    | Spring 2025 – hold over | \$4,040        |
| OH Side & Service Entrance Flooring                                | FY2026                  | \$33,000       |
| Kitchen Floor Replacement                                          | FY2026                  | \$120,000      |
| Truck                                                              | FY2025 – hold over      | \$25,000       |
| Appliance Replacements                                             | FY2026                  | \$15,000       |

Total: \$669,083

### Other

- It was requested to put driveway drainage and dandelions on the next agenda.
- We are planning a temporary outdoor sign for Cottage #36 & #38.
- It was asked to bring up a preventative maintenance list at the next meeting.
- Gary mentioned there is an area on the south waterfront area that is not mowed.
- The waterfront ramp will be taken out this week.

**Next Meeting – February 9 @ 11 AM**

**Motion to Adjourn @ 11:55 AM**