



Newsletter

Penobscot Shores

Life with a view

December 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
- December 2 @ 1 PM – Holiday Decorating of the Ocean House
- December 11 @ 5 PM – Holiday Party
- December 14 – Happy Hanukkah
- December 16 @ 4 PM – Christmas Show
- December 22 @ 2 PM – Joyce Crawford’s Celebration of Life
- December 25 – Merry Christmas
- December 31 @ 4 PM – Bang in the New Year – starting at the Ocean House
- January 1 – Happy New Year
- January 5 @ 11 AM – Resident Meeting
- January 12 @ Noon - PSA Annual Meeting



Call all squirrels – free lunch at Penobscot Shores!

Resident Meeting Minutes
Monday, November 1, 2025 @ 11:00 AM
Piano Area – In Person & Zoom

Call to order by Larry Theye

There was a motion second and approval of the November 3, 2025 Meeting Minutes.

- **PSA Nominating Committee – Lorraine Martorana, David Beebe & Kate Hansen.** The slate of resident candidates for the 2026 Board of Directors was presented: Rick Bowles, Suzanne Dwyer, and Susan Remsberg. A handout with their bios was distributed; they will be voted on at the PSA Annual Meeting on January 12, 2026.

Director's Report: Steve Bowler

- **Dining Update - Staffing** – Executive Chef Emerson resigned from Unidine effective last Tuesday. Unidine brought in Roland Trask to help Ladona through Thanksgiving and over the weekend. Another chef from Unidine is expected to arrive this evening. **Other:** A task force is being developed to look at the Unidine relationship – see Kay if you are interested in participating.
- **Maintenance Update - Staffing** – Tim resigned in early November, and we are recruiting for his replacement. We've had one good interview, and another potential will be coming in if his background check goes well. The front-line worker market is tight.

Sales & Marketing

- **John Cole closed on Apartment #304 on December 1;** he is moving in today.
- **Nan Borton closed on Cottage #7 on December 1.** We will start painting this week.
- **Purchase & Sales Agreement on Apartment #301 with Jean Durham to close December 31.**
- **Apartment #104 is out to the Priority Waiting List with a lot of interest.**

Programs

- **December 2 @ 1 PM – Holiday Decorating**
- **December 11 @ 5 PM – Holiday Party**
- **December 14 – Happy Hanukkah**
- **December 18 @ 4 PM – Christmas Program**
- **December 22 @ 2 PM - Joyce Crawford Celebration of Life**
- **December 25 – Merry Christmas**
- **December 31 @ 4 PM – Bang in the New Year**
- **January 5 @ 11 AM – Resident Meeting**
- **January 12 @ Noon – PS Annual Meeting**

Committee Reports:

- **Activities Committee – Tim Woitowitz, Monday, January 19, 2026 @ 11 AM**
- **Budget Committee – Monday, February 23, 2026**
- **Dining Committee - Monday, March 16, 2026 @ 11 AM**
- **Building and Grounds – Gary Winders, Monday, February 9, 2026 @ 11 AM.**
- **PSA Board of Directors – Friday, January 16, 2026 @ Noon**

Old/ New Business:

- Happy Birthday to those born in December. Ladona made a ginger, molasses cake with cranberry filling!
- Larry Theye was thanked for his service as a Board Member the past few years.
- Heads up - Harbor Hill has a stomach virus going around.
- Steve has been talking with Fidium for service in the Ocean House.
- The recycle dumpster will be moved back to its original location on Thursday.
- There is still time to give to the Activities Fund.
- Thanks to those who donated to the Belfast Soup Kitchen; the boxes will back out for Christmas collection.

Adjournment at 11:37 AM.

Penobscot Shores Association Board of Directors Meeting

Date: Friday, November 21, 2025

Location: PS Library Time: Noon

Attendees: Board - Larry Theye, Susan Remsberg, Steve Bowler and Heather Shanklin, Denise Needham excused; Guests: Debbie Gould, Court Dwyer, Tim Woitowitz, Pam Moore, Roy Moore, Debbie Smith & Kate Hanson.

Call to Order

Larry Theye called the meeting to order. The August 22, 2025 minutes were approved.

Shareholder Comments

- Tim Woitowitz raised concerns regarding: Unidine's compliance with its agreement and suggested exploring alternative providers; Board composition noting MaineHealth holds three seats versus two for shareholders; the removal of former Board member Ryan Otis; and funding responsibility for the Service Entrance Wall, asserting MaineHealth should cover costs.
- Pam Moore questioned Board representation. It was explained that original governance documents dictate the current structure. Heather Shanklin noted this structure is standard in retirement communities, with management holding majority representation.
- Debbie Smith recommended reviewing the management agreement, possibly with independent legal counsel.
- Kate Hanson emphasized understanding the relationship between bylaws and management agreements.
- Court Dwyer suggested the budget surplus should have precluded a rate increase.

Financial Report

Heather Shanklin presented the Q4 financials:

- Year-end surplus: \$186,000, primarily from unit enhancements.
- Replacement Reserve: \$733,000 (down from \$783,000), remains strong.

Board Changes

Heather announced role changes within MaineHealth. Debbie Gould will be presented as a PSA Board member, while also supporting Pen Bay and Waldo locations.

Construction Update (Steve Bowler)

- Ocean House Kitchen: \$120,000 flooring replacement scheduled for January.
- Residing & Windows: Quad 1–7 and Cottages #36 & #38 completed; residents satisfied.
- Retaining Wall: \$64,000 project completed to resolve drainage and winter safety issues.

Marketing & Sales (Steve Bowler)

- Apt #314: \$188,740
- Apt #304: \$251,878
- Cottage #7: \$369,930
- Apt #301: \$196,465

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- Apt #104: \$302,253
- Total FY2026: \$1,309,266 (adds \$130,926 to Replacement Reserve)

Activities

- Dec 11: Holiday Party
- Dec 18: Christmas Show

Board approved opening a new Activities account with Susan Remsberg and Steve Bowler as signatories due to a prior security breach.

Other Business

Larry Theye was recognized for his service. A slate of three candidates for 2026 will be presented at the December Resident Meeting.

Adjournment: 11:50 AM – as noted by Board Secretary Steve Bowler

Annual Meeting: January 12, 2026 (location TBD)

Next Board Meeting: January 16, 2026 at Noon

Who's That?

By Suzanne Dwyer

Have you found yourself asking that question frequently lately? We are having a rapid turnover of residents, and new faces keep appearing. Even when we sit next to each other at dinner and share activities, we really don't get to know each other all that well. So, I am going to start submitting to this newsletter interviews with our newest residents first, to share a little bit more about each person, especially their interests. Perhaps one of their interests will sync with one of your interests.

Our most recent new resident, as of this writing, is **Susan Higgins**, who moved to the first floor of the Ocean House all the way from Commercial St in Belfast. Susan was born in the big sky country of Wyoming. She always loved the wide-open spaces there. The people were very independent. She said it was like living on an island. She earned an associate's degree as a Medical Technician before marrying. Her new husband went into the military, so she and he did a lot of traveling. They lived in Germany for three years. After the military he was employed in the paper industry, which also involved moving a lot. They lived in Wisconsin, Connecticut, Pennsylvania and Waterville, Maine. Her three children grew up there and live in Maine still.

During her early married years, she worked as a Lab technician in clinics. She eventually went back to school and earned a degree in Business. She went in with a friend and bought the Pennsylvania Fudge Company, which they ran for five years. She also worked as a proofreader. She likes to think that life is all about meeting people.

She was tragically widowed while living away from Maine, but when she thought she would move back to Waterville a friend suggested she move to Belfast instead. She came here to look around and found a delightful little bungalow behind the boathouse, with a view of the bay. She was able to rent it fully furnished. She sold her house, put her belongings into storage, and moved. In Belfast she took up rowing and became active with the C Strings Orchestra, a group of fiddlers here. They practice every Wednesday in the Abbott Room of the Library. Anyone is welcome to stop by and listen. Let's go! They will also come here to play for us. She has also been involved with Senior College, volunteers for the soup kitchen one day a week, and has enmeshed herself in Belfast happenings. When a friend offered to buy her house, she moved in here and is loving it. She thinks she would like to get involved with our honey production, is singing in the Christmas pageant, and finds that everyone here is very kind and friendly.

Who's That?

By Suzanne Dwyer

The next new resident I interviewed is **Sharron Walsh**. She moved here from down the street, in Crosby Manor. She lived there for thirteen years, and before that she lived in Searsport for twelve years. She was born in the oddly named town of Bad Ax, Michigan. Her father died when she was only eleven years old. That event strongly influenced her life. She has two younger brothers, and as soon as they were old enough to take jobs after school, they worked to help their mother make ends meet. She decided then that she wanted to be financially independent. She took jobs in Washington and Chicago, but when her younger brother was going into the military and was very upset at the thought of being stationed in Europe, Sharron agreed to take a trip with him all around Europe to help him discover the joys of travel. Afterward she returned to Chicago and took a job with Harris Trust and Savings doing mostly secretarial work. But the bank recognized the potential in the women that worked there and brought in professors and businessmen to educate the women for loftier positions. She became an account officer for large corporations, like Johnson and Johnson. She would travel to places like Tokyo and London, meeting with the chairmen and being wined and dined. She lived in a beautiful condo on the Gold Coast, Chicago. She loved travel, and especially to her ancestral homeland of Ireland. She travelled there with a friend on many occasions, and finally they both decided to take early retirement. One of Sharron's brothers was living in Belfast, and when Sharron and her friend came to visit and to look at Harbor Hill for her mother, they fell in love with the area. They each purchased some oceanfront property and built houses in Searsport. They then opened an Irish shop in downtown Belfast in May of 2000. They called it the Shamrock, Thistle and Rose. They ran that until 2010. Since she didn't have to work at that full time, she got involved with Senior College and began the Soap Closet. She received a grant from Athenahealth to stockpile items like soap, laundry detergent, toothpaste, feminine hygiene products, anything that people need on a daily basis that is not covered by food stamps. They delivered these products to food pantries in Belfast, Northport and Searsport. That organization is still in operation.

What she loves most about living here is that she can finally relax and enjoy life. She was on the board of Directors and Crosby Manor and was responsible for her own maintenance. She assures me that she will not be running for our board any time soon.



Belfast Soup Kitchen

Thanks to the generosity of Penobscot Shores residents and staff we fill two carts with non-perishables food goods for the Belfast Soup Kitchen. The kitchen serves lunch meals five days a week with no qualifications and no questions asked. There is also the Kindness Community Market open Monday through Thursday.

December 2025

**Penobscot Shores Dining Committee
Minutes from Meeting of Monday, November 24, 2025**

The meeting was called to order at 11:00 am.

There were no guests present. The Chair called on Chef Emerson for his report. Current staff besides Emerson consists of only his assistant Ladonna, Patty the (only) wait staff, and Patricia the dishwasher. There is no plan to hire anyone new until after the kitchen closing, which is expected to begin on January 5, 2026. Plans are still not final for meal service during that period (maybe the entire month of January). PS Management is responsible for finding a place for Emerson to cook while the kitchen is closed. The best possibility right now is the Shrine Club building on Northport Ave. Unidine will recommence their search for staff candidates when the kitchen reopens.

Thanksgiving dinner will go as planned except there will be no meal delivery. It is unlikely that (during the dining room closure) the standing meal requirement number will be temporarily paused, due to budget issues. It is possible that some residents might volunteer to assist with meal deliveries. We will use only throwaway containers. Unidine will assist as needed with the December 11 holiday party. Their contract with us requires uninterrupted service to residents.

There are currently no available stats on recent meal counts or dining room attendance. A proposal for a meal donation option to encourage dining room attendance has been favorably received. Some kind of “grand opening” may be planned for February 2026. Monday lunch/brunch has been well received. Wednesday family nights are very popular but work better as buffets.

Unidine is planning to rotate meal/menu selections every eight weeks. They are urging resident feedback as this new plan is rolled out.

On the issue of the need for new committee leadership, the current chair has resigned effective December 31, 2025. She is recommending that the two major related issues of (1) meal number requirements and (2) the future of our relationship with Unidine be handled at the PS Board level, through the Budget Committee, and that the Dining Committee function more as a “food forum” in the future.

Unidine has prepared, and Steve is modifying, a slide presentation laying out options for our consideration re meal and attendance requirements. Meal requirements (e.g. 5 vs. 7 per month) will be discussed by the Budget Committee. After some discussion, it was apparent by show of hands that the great majority of those present are not in favor of any attendance requirements.

KWH 11/29/2025