



Penobscot Shores
Life with a view

Newsletter

March 2026

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
- Thursdays @ 4 PM – Happy Hour
- Sundays @ 1 PM – Movie Matinee
- Fridays @ 9 AM – Coffee Talk – Solving the World Problems
- March 4 @ 11 AM – Food Forum with Court
- March 5 @ 2 PM – “Great Men of American Comedy” with Michael Paul Lund
- March 8 – Daylight Savings Time Begins
- March 12 @ 9:30 AM – CMCA Art Lesson
- March 16 @ 11 AM – Dining Committee Meeting
- March 17 @ 2 PM – Irish Java & Jigs – St. Patrick’s Day!
- March 18 @ 11 – Food Forum with Court
- March 20 – Spring Equinox
- March 27 @ 4 PM – “Name That Tune” with a Buffet Dinner to follow
- April 6 @ 11 AM – Resident Meeting
- April 8 @ 4 PM – Hymn Sing



Valentine Trivia Night

Resident Meeting Minutes
Monday, March 2, 2026 @ 11:00 AM
Piano Area – In Person & Zoom

The meeting was called to order by Susan Remsberg

There was a motion, second and approval of February 2, 2026 Meeting Minutes

Director's Report: Steve Bowler

- **Dining Update**

- Sous Chef Maurice Winslow had an interview and tasting session with a few residents. He was hired and started last week.
- Luna Carlson has been hired as wait staff; she started last week.
- We've had many positive comments on the meals in February.
- Hot & Cold Storage Boxes have been ordered for pickup dinners. They will be placed by the elevator.
- There is a Dining Committee Meeting on March 16; there will be a breakdown presentation on meal costs and future recommendations. The meal delivery fee will be discussed as well.

- **Maintenance Update**

- Ben Morsey will be back to work on March 9 after having been on paternity leave.
- A big thanks to Eric for his extraordinary hard work the past month while Ben was out.
- We have hired Phil Bjork as our third maintenance technician; he has been working here the past year as a painter.

- **FY2026 1st Quarter Financials**

- We had a complete review at the Budget Committee; there were no extraordinary occurrences.
- Total revenues came in at \$458,371, under budget by \$9,256 due mostly to lower-than-expected numbers in unit refurbishments and unit enhancements.
- Expenses were under budget by \$57,253 due mostly to timing and lower than expected cost for salaries and building repairs.
- The Replacement Reserve finished with \$684,948 in the bank after \$194,116 in expenditures.

- **Ad Hoc Committee to Review Organizational Documents Update**

- The group met twice; the first meeting was laying down the ground rules and the order of document review. The second meeting was on the Articles of Incorporation and Bylaws.

- **Ad Hoc Committee for 30th Anniversary Party**

- The group has met to discuss plans for the 30th Anniversary on August 20. The 30th is the "Pearl Anniversary" so dress accordingly. Right now, it looks like oyster appetizers (find the pearl) lobster in the shell or rolls, or chicken or steak entrees.

Sales & Marketing

- Apartment #301 - Jean Durham has moved in!
- Apartment #104 - Dorothy Havey & David McCurdy closed on February 1 and work is being done.
- Cottage #11 is coming on the market.

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March 2026

Resident Meeting Continued from Page 2

Programs

- March 4 @ 11 AM – Food Forum with Court
- March 5 @ 2 PM – “Great Men of American Comedy” with Michael Paul Lund
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- March 12 @ 9:30 AM – CMCA Art Lesson
- March 17 @ 2 PM – Irish Java & Jigs – St. Patrick’s Day!
- March 20 – Spring Equinox
- March 27 @ 4 PM – “Name that Tune” with Buffet to follow
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Committee Reports:

- Activities Committee – Tim Woitowitz, Tuesday, April 7 @ 11 AM
- Budget Committee – Monday, April 27 @ 11 AM
- Dining Committee – Monday, March 16 @ 11 AM
- Food Forum – Court Dwyer, March 4 @ 11AM & every other Wednesday
- Building and Grounds – Gary Winders, Monday, June 15 @ 11 AM.
- PSA Board of Directors – Friday, April 24 @ Noon

Old/ New Business:

- Happy Birthday to those born in March

Adjournment at 11:45 AM

Next Meeting Monday, April 8 @ 11AM



The Maine Groove

We were fortunate to have this talented group of jazz musicians entertain us last week. A big thank you to Stanley, David & Tom.

**PENOBSCOT SHORES
BUILDINGS AND GROUNDS COMMITTEE MEETING MINUTES
Monday, February 9, 2026 @ 11:00 A.M. Ocean House—Dining Area**

- The meeting was called to order by Steve Bowler; Chair Gary Winders was available via Zoom.
- There was a motion, second and approval of the October 20, 2025 Meeting Minutes.

New Business

- **Large Trees** – ProTree Service will be here Wednesday to remove the large pine and oak tree that have rot in them behind cottage #15; this is a \$7,000 project and part of the approved landscaping budget. We had to get permission from the town and the neighbor to have this happen.
- **Ocean House Plumbing Fittings** – Joe Cyr is here today fixing fittings in the Ocean House and will be here next week as well. There will be a day when the hot water will need to be turned off for the day; advance warning will be given. More shut off valves will be added to the system. We will likely need to add to the budget for 2027.
- **Greenhouse in the Garden Area** – there is a request from a resident. There was good discussion and recommendation that Suzanne Dwyer and Dana Degenhardt come back with more information to present to the group for consideration. There were questions on size, electricity needed, location, materials, kit or stick built, and other details that need to be addressed.
- **Outdoor Stairway from north parking lot to service entrance** – there is a request from our maintenance crew to add a stairway. This would save time for maintenance getting to equipment in the north side parking area. The group asked for more details to be presented at a future meeting.
- **Paving the Service Entrance area** – now that the retaining wall is installed and drainage seems to be working to keep the water out of the driveway, paving is needed to complete the project. There are other paving related projects approved for 2026 that we may be able to piggyback on for cost savings.
- **Garage Doors** – they are beginning to rust and failing to operate – to replace is a \$4,000 project. Recommendation is to add 4 to 5 replacements (\$20,000) in the budget for 2027. Maintenance staff will evaluate doors for order of replacement. Preventative maintenance was recommended to prolong the life of the garage doors which will be addressed with maintenance.
- **Elevator** – the life expectancy of an elevator is 25 years. Eventually it will need to be replaced. It was recommended to add this to the Replacement Reserve in 2030 at \$100,000 as a place card.
- **New flooring for the Ocean House stairwell** – We are working with Sherwin Williams looking at a variety of products – estimated cost is \$35,000 for the two east end stairwells.
- **Heat Pump Contract with Logix** – this would be a separate contract with those people who have heat pumps. We have 41 units on site. Susan and Steve will be talking with Logix.
- **Sorrentino Contract Coverage**
 - **Drainage ditches** – we will be requesting that they clear the ditches around the community of saplings. Gary pointed out the south side waterfront drainage gets overgrown with poplar saplings.
 - **2nd cut on south waterfront area** – we will look to add an additional cutting to the south side waterfront field.
 - **Dandelions** – there was good discussion and overall feeling not to use chemicals on the property and to leave the dandelions to grow.

Building & Grounds Meeting continued from Page 4

Old Business

- **Oil Tank** – we have a \$100,000 budget. We had a pressure test this week and it passed; more tests will happen this summer. The technician said if we disconnected the generator and went to propane, our tank would go under a different category and extend the life considerably.
- **Stairway to the Resident Garden Area Request** – this item will be removed now that we have a keypad door to the garden area for easy/emergency access.
- **Service Entrance Retaining Wall** – the wall appears to be doing what we had hoped in keeping water and ice out of the driveway.
- **Maintenance Garage** – the Quonset hut filled the need this winter. After good discussion it was recommended to have an architect come up with a design to address the long-term needs for maintenance.
- **Paving/drainage by cottage garages** – we will be working with a paving contractor to improve on the drainage near the cottage garage doors where there are issues.
- **Sustainability – Reducing our Carbon Footprint.**
 - **Composted** over 7,500 lbs. last calendar year; 770 pounds in September so we are increasing our composting from last year. We have 20 bags available this spring plus the stored pile.
 - **Solar Panel Update** – the panels are doing their job when the sun shines.

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	FY2026	\$64,000
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		\$683,790

Other: On Saturday, Ben Morsey's wife delivered a baby boy, Lucas, weighing in at 7lb, 3 oz

Next Meeting – June 16 @ 11 AM

Motion to Adjourn

Ad Hoc Activities Meeting February 16, 2026

Brainstorm Session for annual party on Thursday, August 20, 2026

[Rain date considered for the following day]

Is it an Anniversary party or Birthday Party?

- **30** is traditionally the “Pearl” anniversary – celebrating “wisdom, beauty, and maturity” so we clearly chose Anniversary and will incorporate the pearl theme in the decorations...strings of pearls, table votives, etc.

Will we open to the Priority Waiting List?

- It depends on the price point. Food choices will be submitted to Trustan and 3 price points asked for. At that time, we will decide if we will charge non-residents and how much we will charge. We will wait until we have the numbers.

Food:

- Lobster/clam bake theme was chosen by a large majority
- Trustan will cater this with help of items borrowed from Quarry Hill: dory, tents?

Apps: (served on ice, in a small dory)

Oysters on half shell - Shrimp cocktail - Cheese/crackers

Sides:

Clam chowder - Steamers/mussels - Corn on the cob - Boiled Potatoes

Cole slaw - Garden salads - Seaweed salad

Mains:

Boiled lobsters - Lobster rolls - Grilled chicken – Steak - Vegetarian option

Desserts:

Blueberry cake w/ ice cream - Strawberry shortcake w/ whipped cream – whoopie pies

Entertainment:

- Music? Yes, background music—50’s, 60’s, 70’s
- Jay Staples from Freeport should be considered, Judy will find a clip to share with the committee
- A photo slideshow can play looped, and maybe a new video - “Pearls of Wisdom” from the residents
- Trivia games, karaoke, bocce, corn hole, croquet, etc.

Clean-up:

- Paper products and disposable tablecloths to make it easier.

Decorations:

- Canopies will be rented or purchased (if cost efficient)—(2) 20’ x 40’ canopies, tables and chairs
- “Elegant picnic”
- strings of pearls
- candles in oyster shell votives and flowers

March 2026

Activities Continued from Page 6

FUTURE activities suggestions:

- Must Be Nice Lobster in Belfast– trivia night Tuesdays, karaoke on Thursdays at 6pm
- Croquet in the field in addition to bocce
- Fire pit activities (breakfast, campfires, etc.)
- Boat trip- Schooner Charm was a great turn out with just residents on it, food & wine brought on
- Curling club activity
- Square dancing, contra dancing, English Country dancing
- Penobscot Marine Museum classes
- Happy Hours on Thursdays
- Cyr Bus Trip to Isles of Shoals – Judy will make and distribute a flyer
- Next luncheon, Waldo Tech may have more seatings this year.
- Darby’s lunch and a movie at the Colonial Theater

UPCOMING EVENTS

Thursday, March 5th @ 2pm - Michael Paul Lund – Great American Comedians Revue

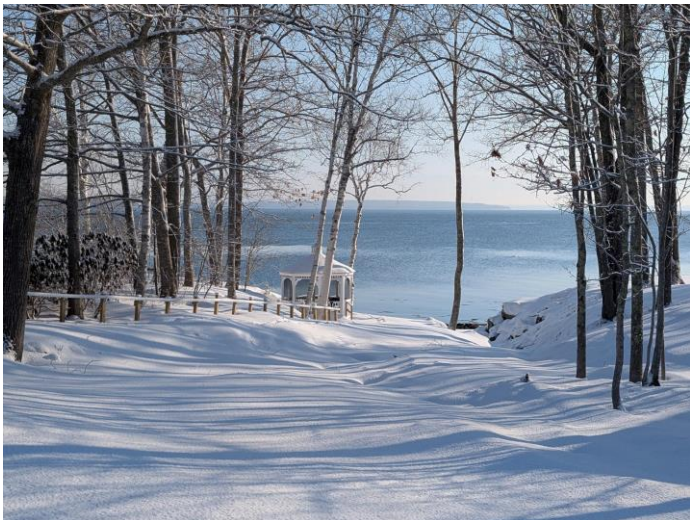
Thursday, March 12th @ 9:30am – CMCA Art Workshop

Tuesday, March 17th @ 2pm - St. Patrick’s Day Jigs & Java

Wednesday, March 25th @ 1pm – Belfast Bay Watershed presentation

Friday, March 27th @ 4pm – Next Buffet Dinner Party: “Name that Tune”

Next official meeting is **May 18th**, but we are having an Anniversary party sub-committee meeting with Trutan on **April 7th @ 11am.**



Pretty in White

**Budget Committee Meeting Minutes
February 23, 2026 @ 11 AM
Dining Room Piano Area & by Zoom**

- Steve Bowler called the meeting to order.
- There was a motion, second, and approval of the minutes of the August 15, 2025 Budget Meeting.

- **FY2026 1st Quarter Operating Budget Highlights** – Steve Bowler
 - Total revenues came in at \$458,371, under budget by \$9,256 due mostly to lower-than-expected numbers in unit refurbishments and unit enhancements.
 - Expenses were under budget by \$57,253 due mostly to timing and lower than expected cost for salaries and building repairs.
 - The Replacement Reserve finished with \$684,948 in the bank after \$194,116 in expenditures.
 - There was a motion, second and approval of the financials presented.

- **FY2027 Replacement Reserve Recommendations**
 - Underground Oil Tank \$100,000 – Simard will be doing more tests this summer that will hopefully prove that the life of the tank can be expended. Another possibility is putting the generator on propane which changes the DEP requirements for the 12,000-oil tank.
 - OH Secondary Entry/Exit Doors \$9,375
 - OH Railing & Decks \$12,000
 - OH Siding & Trim \$96,250 – we are planning to do the OH front this year and proposed to work on one side of the Ocean House next year.
 - OH Windows \$11,500
 - OH Stairwell Treads & Carpet - \$35,000 – proposed treads for the east end stairwells, and carpet for the center stairwell.
 - OH Plumbing Fittings \$25,000 – we are waiting for the bill from Joe Cyr from the work they did on the south side 2nd floor, to give us a better idea of what it will cost to replace plumbing in the other wings.
 - OH Common Furniture \$3,000
 - OH Elevator \$100,000 – put on FY2030 – the average life is 25 to 35 years. Steve will be talking with Otis to get more details about our elevator.
 - Cottage Deck \$10,000
 - Cottage Exterior Door \$10,833 – mostly for the deck doors.
 - Cottage Siding & Trim \$90,000 – #37 & #39 are proposed to be done in 2027.
 - Cottage Windows \$40,000
 - Cottage Oil Tanks and Furnace - 3 for \$39,000
 - Cottage Garage Doors \$20,000 for three doors – it was asked if we should increase the amount. Eric will check on door conditions in spring.
 - Appliance Replacement \$10,000
 - Maintenance Garage @ \$300,000 – investigating - FY2028
 - Used Pickup \$30,000
 - Arborist \$20,000

Budget continued from Page 6

- Contingency \$10,000 and extended to 2028
- Service Entrance Stairway - investigating
- Garden Greenhouse - investigating
- Service Entrance Paving – investigating
- Cottage Cutoff Values – recommendations to add some funds to start replacing them.
 - Total \$941,958

FY2026 Project Expenditures Schedule

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Crack Sealing	FY2026	\$10,000
Deck Replacements (partially completed)	FY2026	\$10,500
Asphalt for 1-7	Spring 2025 – hold over	\$4,040
OH Side & Service Entrance Flooring (Completed and partially paid)	FY2026	\$33,000
Kitchen Floor Replacement (Completed and not paid)	FY2026	\$120,000
Truck	FY2025 – hold over	\$25,000
Appliance Replacements (Partially completed and partially paid for)	FY2026	\$15,000
Total		\$683,790

The next Meeting is Monday, April 27 @ 11AM where we begin discussing the Operating Budget.

The meeting was adjourned at 12:05 PM.