

**MEETING OF THE CORPORATE BOARD  
OF THE MOST WORSHIPFUL GRAND LODGE  
OF FREE AND ACCEPTED MASONS OF FLORIDA**

June 18, 2016

No. 3

A Meeting of the Corporate Board of Directors was called to order at 9:50 a.m. in the Grand Master's Office at the Masonic Home of Florida by M.: W.: Stanley L. Hudson, Grand Master, Chairman, with the following members present:

M.: W.: Stanley L. Hudson, Grand Master, Chairman  
R.: W.: Richard G. Hoover, Deputy Grand Master  
R.: W.: John E. Karroum, Senior Grand Warden  
R.: W.: John W. Westerman, III, Junior Grand Warden  
M.: W.: Elmer G. Coffman, P.G.M., Grand Treasurer  
R.: W.: Douglas L. Ankeny, P.D.D.G.M.

Absent:

M.: W.: James W. Ford, P.G.M. (Excused)  
M.: W.: Richard E. Lynn, P.G.M., Grand Secretary, Secretary to the Board (Excused)

Also present:

M.: W.: J. Dick Martinez, P.G.M.	R.: W.: Charles G. Calabritto, D.D.G.M. (16)
R.: W.: Robert J. Lambert, P.D.D.G.M.	R.: W.: Thomas L. Turlington, P.D.D.G.M.
R.: W.: Ronald E. Peebles, P.D.D.G.M.	R.: W.: Jeffrey S. Foster, P.D.D.G.M.
R.: W.: Wallace T. Fine, P.D.D.G.M.	R.: W.: John Paniccia, P.D.D.G.M.
W.: Solomon M. Goldenberg, P.M.	R.: W.: Brian R. Poole, P.D.D.G.M.
R.: W.: Steven J. Silvers, D.D.G.M. (22)	R.: W.: D. Mark Small, P.D.D.G.M.
R.: W.: J. Steven Teal, P.D.D.G.M.	Bro. Jay B. Kosner

The Pledge of Allegiance to the American Flag was led by M.: W.: Stanley L. Hudson, Grand Master, and prayer was offered by R.: W.: Richard G. Hoover, Deputy Grand Master. The Grand Master introduced the Members of the Board and others present.

A motion was made by R.: W.: Richard G. Hoover, Deputy Grand Master, and seconded by R.: W.: John E. Karroum, Senior Grand Warden, to approve the Minutes of Corporate Board Meeting No. 27 of May 29, 2016; Minutes of the Organizational Meeting No. 1 of June 1, 2016; and Poll No. 2 of June 15, 2016. Motion carried.

**MASONIC HOME ADMINISTRATOR'S REPORT - JUNE**

- We would like to welcome all new and returning Board Members. Identification cards and Board of Trustees documents will be distributed.
- The permit for the new Masonic Home signage was approved by the City of St. Petersburg yesterday.
- All new marketing and Masonic Home promotional items will be on display throughout the weekend.
- The Masonic Home resource table at the Annual Grand Communication was well received and provided assistance to many members and their families.

**LONG RANGE PLANNING COMMITTEE REPORT - JUNE**

1. The Northstar Leasing Agency has been adopted by the Board of Trustees as the Property Manager for the Guest House Apartments pending approval of the Corporate Board.
2. A motion was made, seconded, and passed to make the Guest House a separate entity outparcel with its own address, pending approval of the Corporate Board.

3. A motion was made, seconded, and passed to authorize our Insurance Chairman, R.:H.: Michael L. Elliott, to make any necessary arrangements to obtain a builder's risk policy for the Guest House Project.
4. The Guest House Project is in the startup phase with clean out completed and initial preparations for construction operations underway.
5. The contracts for the Fire Alarm System with Safety Systems and the Emergency Generator System with TAW were renewed in May.

The Report of the Maintenance Director is submitted as part of this report.

R.: W.: Richard G. Hoover, Deputy Grand Master, moved for acceptance of the Administrator's Report and the Long Range Planning Committee Report for June as printed and distributed. Second was made by R.: W.: John E. Karroum, Senior Grand Warden, and the motion carried.

#### **ADMISSIONS COMMITTEE REPORT – JUNE**

During the month of June no applications for admission to the Masonic Home were submitted to the Committee for review. One (1) Application for Non-Resident Relief was approved to continue.

R.: W.: John E. Karroum, Senior Grand Warden, moved for acceptance of the Admissions Committee Report for the month of June as printed and distributed and the motion was seconded by R.: W.: John W. Westerman, III, Junior Grand Warden. Motion carried.

#### **MASONIC HOME APPLICATIONS APPROVED BOARD OF TRUSTEES MEETING – MAY**

During the month of May the following Masonic Home Applications were approved by the Board of Trustees for admission to the Masonic Home:

Larry Hartman, sponsored by Hurricane Lodge No. 401  
John Phillips, sponsored by A.W. Windhorst Lodge No. 185  
Joe and Christine Ellswick, sponsored by Daytona Beach Lodge No. 270

#### **NON-RESIDENT RELIEF REPORT – MAY**

During the month of May Non-Resident Relief Funds were distributed in the amount of \$390.45.

R.: W.: John W. Westerman, III, Junior Grand Warden, moved for the adoption of the Masonic Home Applications Approved by the Board of Trustees Report and the Non-Resident Relief Report for the month of May. Second was made by R.: W.: Douglas L. Ankeny, P.D.D.G.M., and the motion carried.

#### **NEW ACCOUNT NUMBERS FOR THE MONTH OF MAY**

During the month of May there were no new General Ledger Account Numbers created.

R.: W.: Douglas L. Ankeny, P.D.D.G.M., moved for the adoption of the New Account Numbers Report for the month of May. Second was made by R.: W.: Richard G. Hoover, Deputy Grand Master, and the motion carried.

#### **CREDIT APPLICATIONS REPORT GRAND LODGE AND MASONIC HOME OF FLORIDA FOR MAY**

During the month of May there were no credit applications received for the Grand Lodge Office or for the Masonic Home of Florida.

R.:W.: Richard G. Hoover, Deputy Grand Master, made a motion for the adoption of the Credit Applications Report for the month of May which was seconded by R.:W.: John E. Karroum, Senior Grand Warden. Motion carried.

### **LIST OF ESTATE ACTIVITY FOR MAY**

The Board then reviewed the List of Estate Activity for May. R.:W.: John E. Karroum, Senior Grand Warden, moved for acceptance of the report for the month of May as printed and distributed. Second was made by R.:W.: John W. Westerman, III, Junior Grand Warden, and the motion carried.

### **FUNDS RECEIVED FOR THE MASONIC HOME ENDOWMENT FUND, INC. FUNDS AVAILABLE FOR THE MASONIC HOME BUILDING FUND**

The Board reviewed the funds received through the month of May for the Masonic Home Endowment Fund, Inc. (\$7,641.89). The Board then reviewed the funds available for the Masonic Home Building Fund (\$227,080.11).

R.:W.: John W. Westerman, III, Junior Grand Warden, made a motion for acceptance of the reports for the month of May which was seconded by R.:W.: Douglas L. Ankeny, P.D.D.G.M., and the motion carried.

### **MASONIC RELIEF FUND – MAY**

There were no donations to the Masonic Relief Fund to report for the month of May.

R.:W.: John W. Westerman, III, Junior Grand Warden, made a motion for acceptance of the report for May. Second was made by R.:W.: Douglas L. Ankeny, P.D.D.G.M., and the motion carried.

### **MASONIC HOME BUDGET REPORT – MAY**

We are currently 3.5% under budget (\$284,069) for the fiscal year, after amortizing for the insurance premium already paid. Then if one adjusts for the timing of the Guest House Project we would only be 2% under budget (\$162,860) for the fiscal year.

R.:W.: John W. Westerman, III, Junior Grand Warden, made a motion for acceptance of the Masonic Home Budget Report for May as printed and distributed which was seconded by R.:W.: Douglas L. Ankeny, P.D.D.G.M., and the motion carried.

The Grand Master recognized M.:W.: Elmer G. Coffman, P.G.M., Grand Treasurer, for the following report in the absence of General Counsel who was excused:

### **REPORT OF THE GENERAL COUNSEL**

#### **I. CONTRACT REVIEW/MISCELLANEOUS MATTERS:**

General Counsel has reviewed various contracts forwarded by the Grand Secretary. In particular, General Counsel has reviewed and approved the hotel contract for the 191<sup>st</sup> Annual Grand Communication in 2020 with the Rosen Plaza Hotel.

#### **II. ESTATES:**

General Counsel continues to monitor various open estates whose beneficiaries include Grand Lodge and/or the Masonic Home of Florida.

#### **III. PROPERTY (IES)**

General Counsel was previously contacted by an adjoining property owner to the property donated by the McDougall Trust to the Grand Lodge in Starke, Florida, concerning clearing the land in anticipation of a

bulk purchase by a large anchor store. R.:W.: Ronald E. Peebles has met with several of the adjacent property owners and is awaiting further documentation.

#### **IV. MASONIC HOME:**

General Counsel has had the opportunity to review various contracts tendered by the Administrator of the Masonic Home as well as the Board of Trustees, including a management agreement for the apartments located at the former Guest House.

General Counsel has conducted the asset verifications and prepared Warranty Deeds, Wills, Durable Power of Attorneys, and spousal waivers for recent entrants to the Masonic Home, including Joseph Edward Ellswick, Christina S. Ellswick, and John Harvey Phillips to be admitted in July.

R.:W.: Douglas L. Ankeny, P.D.D.G.M., moved for acceptance of the Report of the General Counsel. Second was made by R.:W.: Richard G. Hoover, Deputy Grand Master, and the motion carried.

#### **LIST OF PROPERTY ACTIVITY BY COUNTY – MAY**

After a review of the List of Property Activity by County for the month of May, R.:W.: Richard G. Hoover, Deputy Grand Master, moved for the adoption of the report as distributed. Second was made by R.:W.: John W. Westerman, III, Junior Grand Warden, and the motion carried.

The Grand Master called upon R.:W.: Wallace T. Fine, Chairman of the Properties Committee, to present the following report:

#### **REPORT OF THE PROPERTIES COMMITTEE**

- 1. Zone 1 Properties Committee Chairman W.: Kenneth E. Thorndyke**  
**The Blocker Property, a lot at 0000 Longhorn Trail, Gulf Breeze, FL**  
The property is listed for \$10,000.
- 2. Zone 3 Properties Committee Chairman Brother Nick D. Deonas**  
**Vacant Land, Starke, FL, owned by Masonic Charities of Florida, Inc.**  
The land is listed for \$625,000.
- 3. Zone 5 Properties Committee Chairman R.:W.: Glenn A. Reynolds**  
**The Huff Property at 3342 Kittles Street, Mims, FL 32754**  
General Counsel is working on transferring the ownership of the property.
- 4. Zone 6 Properties Committee Chairman R.:W.: Reed Rue**  
**The Cantrell Property at 2511 Viny Court, Tampa, FL 33618**  
The property is listed for \$299,000. The house has a bad roof that will need to be replaced.
- 5. Zone 8 Properties Committee Chairman W.: Dana P. McGrath**  
**The DeFrenn Property at 13 Pinewood Blvd., Lehigh Acres, FL 33936**  
There is a title problem and General Counsel is working on the issue.  
**The Shemela Vacant Lots 16 & 17 in Port Charlotte, FL**  
Information was sent to the new Zone Chairman in order to handle the property.
- 6. Zone 9 Properties Committee Chairman W.: Albert O. Mazmanian**  
**The Rexford Time Share at Ocean Landings Resort & Racquet Club,**  
**Unit D116, Week 34, Cocoa Beach, FL**  
The Corporate Board voted to give the Time Share back to the Association and the State Chairman is waiting on the Association to get back to him.

#### **Vehicles for Sale at the Masonic Home:**

- 2000 Ford Van & 1998 (or older) Dodge Van – SOLD for \$1,200

R.:W.: Wallace T. Fine, Chairman of the Properties Committee, called on R.:W.: Ronald E. Peebles who provided the Board with an update on the vacant land in Starke owned by the Masonic Charities of Florida, Inc. R.:W.: Peebles informed the Board that the owners of the surrounding properties met and

want to combine the properties to make it more marketable to a commercial buyer. One of the owners offered to clear the land at no cost if he could have the sellable lumber. No action was taken by the Board at this time.

R.:W.: John E. Karroum, Senior Grand Warden, moved for the adoption of the Properties Committee Report as presented. Second was made by R.:W.: John W. Westerman, III, Junior Grand Warden, and the motion carried.

A motion was made by R.:W.: John W. Westerman, III, Junior Grand Warden, to approve the contract with the Rosen Plaza Hotel in Orlando, Florida, for the 191<sup>st</sup> Annual Grand Communication in 2020 which was seconded by R.:W.: Douglas L. Ankeny, P.D.D.G.M. Motion carried.

The Board then discussed the Northstar Realty Contract for the property management of the Guest House Apartments at the Masonic Home. After discussion and clarification from General Counsel by phone call the Grand Master directed that the contract be returned to the Board of Trustees for additions and corrections to satisfy the concerns of General Counsel.

There being no further business to come before the Corporate Board the meeting was closed at 10:40 a.m. Benediction was then offered by R.:W.: John E. Karroum, Senior Grand Warden.

Respectfully submitted:



Elmer G. Coffman, P.G.M.  
Acting Secretary to the Board

Approved:



Stanley L. Hudson  
Grand Master

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July 6, 2016

No. 4

At the request of the Grand Master, a poll of the Corporate Board of Directors was taken requesting the approval of a recommendation of the Chairman of the Properties Committee to accept an offer of \$280,000 and the seller would be responsible for replacing the bad roof for the Cantrell's Property located at 2511 Viny Court, Tampa, Florida, 33618. The members voted as follows:

M.: W.:	Stanley L. Hudson, Grand Master, Chairman	No
R.: W.:	Richard G. Hoover, Deputy Grand Master	No
R.: W.:	John E. Karroum, Senior Grand Warden	No
R.: W.:	John W. Westerman, III, Junior Grand Warden	No
M.: W.:	Elmer G. Coffman, P.G.M., Grand Treasurer	No
M.: W.:	James E. Ford, P.G.M.	No
R.: W.:	Douglas Ankeny, P.D.D.G.M.	No

Respectfully submitted:



Richard E. Lynn, P.G.M.  
Secretary to the Board

Approved:



Stanley L. Hudson  
Grand Master