

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

July 15, 2017

No. 8

A Meeting of the Corporate Board of Directors was called to order at 9:45 a.m. in the Grand Master's Office at the Masonic Home of Florida by M.:W.: Richard G. Hoover, Grand Master, Chairman, with the following members present:

M.:W.: Richard G. Hoover, Grand Master, Chairman
R.:W.: John E. Karroum, Deputy Grand Master
R.:W.: John W. Westerman, III, Senior Grand Warden
R.:W.: Thomas L. Turlington, Jr., Junior Grand Warden
R.:W.: Rudin J. Boatright, Grand Treasurer
M.:W.: Stanley L. Hudson, P.G.M.
R.:W.: Glen B. Bishop, P.D.D.G.M.

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

Also Present:

| | |
|---|--------------------------------------|
| R.:W.: J. Paul Stellrecht, W.: Grand Orator | M.:W.: James W. Ford, P.G.M. |
| R.:W.: Wallace T. Fine, 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.: James E. Bradford, P.D.D.G.M. |
| R.:W.: Michael L. Elliott, D.D.G.M. (17) | R.:W.: D. Mark Small, P.D.D.G.M. |
| R.:W.: James W. McQuigg, P.D.D.G.M. | |

The Pledge of Allegiance to the American Flag was led by M.:W.: Richard G. Hoover, Grand Master, and prayer was offered by R.:W.: John E. Karroum, Deputy Grand Master. The Grand Master introduced the members of the Board and others present.

A motion was made by R.:W.: John E. Karroum, Deputy Grand Master, and seconded by R.:W.: John W. Westerman, III, Senior Grand Warden, to approve the Minutes of Corporate Board Meeting No. 2 of June 17, 2017; Poll Nos. 3, 4, 5, and 6 of June 28, 2017; and Poll No. 7 of July 12, 2017. Motion carried.

MASONIC HOME ADMINISTRATOR'S REPORT – JULY

- We would like to thank the 24th Masonic District for being here today to host, prepare, and sponsor a cookout for the residents and staff. They began this program several years ago and it is very much appreciated.
- The resident of the month is Ruth Fogle who has resided at the Masonic Home since 2014. Her husband was a member of Nitram Lodge No. 188. Hillsborough Lodge No. 25 recognized Mrs. Fogle for her contributions to our Masonic Home community.

LONG RANGE PLANNING COMMITTEE REPORT – JULY

1. The installation of the new Ansul fire suppression system in the kitchen has been completed and tested and the final inspection is scheduled for Wednesday, July 19, 2017. All Florida Fire is compiling a bid to have a bi-annual cleaning and inspection of the kitchen hood system.
2. The restoration of the shower rooms on the 1st and 2nd floor Nursing Center is completed.
3. All of the rental apartments at the Residences at Coffee Pot Bayou have been completely detail cleaned. Safety Systems has been contracted to monitor the fire alarm for the rental apartments.
4. We renewed the Mirabito Gas Company contract this month.

5. R.:W.: Allen West is going to present a conceptual plan for the remodeling and renewal improvements to the Assisted Living resident rooms. The estimated cost to remodel the rooms and the adjacent hallways to the rooms is \$14,300 per room. There are 102 rooms included in this conceptual cost estimate. Furnishings for the rooms will be an additional cost. A separate \$25,000 budget will be proposed to the Board of Trustees to cover the remodeling cost and drawings to remodel one room to use as a sales model.
6. The following contracts are due for renewal in August: Tampa Bay Trane, Ring Power, and Aquatech.

The report of Bob Robertson, Facilities Director, is included as a part of this report.

OPERATIONS COMMITTEE REPORT – JULY

A. Marketing:

- i. We reviewed the tracking inquiries on the Pipedrive software: 12 inquiries, 2 admissions, and 2 tours. A postcard announcing the recent change to admit non-Masons is being prepared.
- ii. We have continued sending digital newsletters to families and Lodge Secretaries by email and plan to grow our email list to include hospitals, clinics, and others.

B. Lodge Incentive Program: We have paid 23 Lodges for the incentive program to date with 4 pending.

C. Operations:

- i. The Director of Food Services begins soon.
 - ii. The Facilities Director will request Duke Energy to perform an energy audit.
 - iii. R.:W.: Brian Poole will be the owner’s representative and R.:W.: Larry Williamson is the alternate with Northstar Realty for the Residences on Coffee Pot Bayou.
 - iv. Resident Census: in June there were 100 residents with 2 admissions and no losses for a total of 102 residents; 39 are men and 63 are women; 54 Assisted Living and 48 Skilled Nursing.
- D.** Fundraising strategies for the cost of remodeling the dated resident rooms are scoped. (\$14-15k per room plus \$4-5k for furnishings).
- E.** Non-Mason resident execution plans have been identified and the Administrator is executing this task within our advertising budget with Pinstripe Marketing.

R.:W.: John E. Karroum, Deputy Grand Master, moved for acceptance of the Administrator’s Report and the Long Range Planning Committee Report for July as printed and distributed. Second was made by R.:W.: John W. Westerman, III, Senior Grand Warden, and the motion carried.

ADMISSIONS COMMITTEE REPORT – JULY

During the month of July there were no applications for admission to the Masonic Home submitted to the committee for review. One application for Non-Resident Relief was approved to continue on a month to month basis. One application for Emergency Relief was approved.

R.:W.: John W. Westerman, III, Senior Grand Warden, moved for acceptance of the Admissions Committee Report for the month of July as printed and distributed and the motion was seconded by R.:W.: Thomas L. Turlington, Jr., Junior Grand Warden. Motion carried.

MASONIC HOME APPLICATIONS APPROVED BOARD OF TRUSTEES MEETING – JUNE

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

- Clarise Mays, sponsored by Beach Lodge No. 354
- Fred and Edith Adlam, sponsored by Northside Lodge No. 283,
pending disposition of their primary residence

NON-RESIDENT RELIEF REPORT – JUNE

During the month of June Non-Resident Relief Funds in the amount of \$1,000 were distributed.

R.:W.: John W. Westerman, III, Senior 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 June. Second was made by R.:W.: Thomas L. Turlington, Jr., Junior Grand Warden, and the motion carried.

NEW ACCOUNT NUMBERS FOR THE MONTH OF JUNE

During the month of June the following new General Ledger Account Numbers were created:

| ACCOUNT NO. | NAME: | ACCOUNT TYPE: |
|---------------------|-------------------------------|---------------|
| 060 00-00 24748.001 | Mitchell, Clinton (Cash) | Liability |
| 060 00-00 26222.008 | Soderland, Opal (Private Pay) | Liability |

R.:W.: Thomas L. Turlington, Jr., Junior Grand Warden, moved for the adoption of the New Account Numbers Report for the month of June. Second was made by R.:W.: Glen B. Bishop, P.D.D.G.M., and the motion carried.

CREDIT APPLICATIONS REPORT GRAND LODGE AND MASONIC HOME OF FLORIDA FOR JUNE

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

R.:W.: Glen B. Bishop, P.D.D.G.M., made a motion for the adoption of the Credit Applications Report for the month of June which was seconded by M.:W.: Stanley L. Hudson, P.G.M. Motion carried.

LIST OF ESTATE ACTIVITY FOR JUNE

The Board then reviewed the List of Estate Activity for June. M.:W.: Stanley L. Hudson, P.G.M., moved for acceptance of the report for the month of June as printed and distributed. Second was made by R.:W.: Rudin J. Boatright, Grand Treasurer, 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 from estates and wills through the month of June for the Masonic Home Endowment Fund, Inc. (\$440,830.56). The Board then reviewed the funds available for the Masonic Home Building Fund (\$227,516.11).

R.:W.: Rudin J. Boatright, Grand Treasurer, made a motion for acceptance of the reports for the month of June which was seconded by R.:W.: John E. Karroum, Deputy Grand Master, and the motion carried.

MASONIC RELIEF FUND REPORT – JUNE

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

R.:W.: John E. Karroum, Deputy Grand Master, made a motion for acceptance of the report for June. Second was made by R.:W.: John W. Westerman, III, Senior Grand Warden, and the motion carried.

MASONIC HOME BUDGET REPORT – JUNE

We report that we are currently 1.43% over budget (\$112,655) for the fiscal year based on the final budget, after amortizing for the insurance premiums already paid.

R.:W.: John W. Westerman, III, Senior Grand Warden, made a motion for acceptance of the Masonic Home Budget Report for June as printed and distributed which was seconded by R.:W.: Thomas L. Turlington, Jr., Junior Grand Warden, and the motion carried.

REPORT OF THE GENERAL COUNSEL

I. CONTRACT REVIEW/GRAND LODGE:

No contracts or matters have been presented to General Counsel for review.

II. PROPERTIES:

General Counsel continues to work with the land surveyor on the Starke property to seek the abandonment of a road by the County and the fencing in of the remaining property.

General Counsel continues to work on a Quiet Title action for the Carpenter Property in Lehigh Acres.

General Counsel is in receipt of antiquated records to lessen any corrective expenses to Grand Lodge on the property in Dania Beach and will proceed to negate the existing fines.

III. ESTATES:

General Counsel continues to monitor various open estates whose beneficiaries include Grand Lodge and/or the Masonic Home of Florida. Most recently, the Estate of Lemae R. Buran yielded \$29,603 and General Counsel has been monitoring the Shelly Trust litigation in California.

IV. MASONIC HOME:

General Counsel is in the process of revising the Private Pay Application to bring it up to date with recent statutory changes as well as to extract the portions thereof relating to members of the Fraternity and creating a Masonic addendum.

General Counsel is working on the reverse mortgage matter relating to a Brother who has been admitted to the home, as well as a Brother whose application is pending the disposition of his property encumbered by a reverse mortgage.

R.:W.: Thomas L. Turlington, Jr., Junior Grand Warden, moved for acceptance of the Report of the General Counsel as printed and distributed. Second was made by R.:W.: Glen B. Bishop, P.D.D.G.M., and the motion carried.

LIST OF PROPERTY ACTIVITY BY COUNTY – JUNE

After a review of the List of Property Activity by County for the month of June, R.:W.: Glen B. Bishop, P.D.D.G.M., moved for the adoption of the report as printed and distributed. Second was made by M.:W.: Stanley L. Hudson, P.G.M., and the motion carried.

The Grand Master called upon R.:W.: Wallace T. Fine, State 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 2 Properties Committee Chairman R.:W.: Robert L. Gentry**
The Love Property at Fort McCoy Campground, North of SR 316, Site #10
 The Zone Chairman is checking on the property.
The Metzler Property at 18465 SW 73rd Lane, Dunnellon, FL
 The Zone Chairman is working on getting the property listed.
3. **Zone 3 Properties Committee Chairman Brother Nick D. Deonas**
Vacant Land, Starke, FL, owned by Masonic Charities of Florida, Inc.
 The fencing of the property is not complete at this time due to inclement weather. The stone business on the north end of the property has closed and as a result the trucks are no longer parked on the property.
The Castiglia Property at 6560 Perry Street, Jacksonville, FL 32208
 The Corporate Board is working on the issues with this property.
The Johnson Property at 7509 118th Street, Jacksonville, FL 32244
 The property is listed for \$115,000.
4. **Zone 4 Properties Committee Chairman R.:W.: Reed Rue**
The Weeks Property at 8409 Terrace Meadows Court, Tampa, FL 33637
 The property is listed for \$139,000.
5. **Zone 6 Properties Committee Chairman Brother Jeffrey A. Tumbarello**
The DeFrenn Property at 13 Pinewood Blvd., Lehigh Acres, FL 33936
 There is a title problem and General Counsel is working on the issue.
6. **Zone 7 Properties State Chairman R.:W.: Wallace T. Fine**
The Scally Property at 37 SW 10th Street, Dania Beach, FL 33004
 General Counsel is working on the code violations and fines associated with the property. The State Chairman is collecting rent from the tenants.
7. **Out of State Property**
The Shemela's timeshare at Sand Ocean Club in Myrtle Beach, SC Condo 1206 week 9
 We continue to look for an agent in the area.

Vehicles for sale:

- 2005 Holiday Rambler RV with 62,000 miles is being stored at the Morocco Shrine RV Park in Jacksonville and we are working on getting an appraisal for setting a price
- 2012 Chrysler Town & Country Minivan has a loan balance of \$15,700
- 2004 Kia Optima with 70,000 miles was listed for \$995 and sold for \$1,500

M.:W.: Stanley L. Hudson, P.G.M., made a motion to accept the Properties Committee Report as presented. R.:W.: John E. Karroum, Deputy Grand Master, seconded the motion which carried.

M.:W.: Stanley L. Hudson, P.G.M., made a motion to list the Metzler Property in Dunnellon, Florida, for \$175,000. R.:W.: John E. Karroum, Deputy Grand Master, seconded the motion which carried.

M.:W.: Stanley L. Hudson, P.G.M., made a motion to approve an expenditure of \$575 to clean up the grounds of the Metzler Property in Dunnellon, Florida. R.:W.: Rudin J. Boatright, Grand Treasurer, seconded the motion which carried.

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

Respectfully submitted:



Rudin J. Boatright, Grand Treasurer
 Acting Secretary to the Board

Approved:



Richard G. Hoover
 Grand Master

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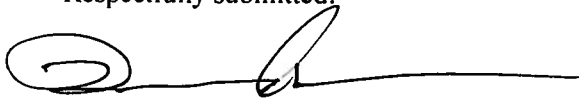
August 3, 2017

No. 9

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 \$132,000 for the Weeks' property located at 8409 Terrace Meadows Court, Tampa, Florida. The members voted as follows:

| | | |
|---------|--|-----|
| M.: W.: | Richard G. Hoover, Grand Master, Chairman | Yes |
| R.: W.: | John E. Karroum, Deputy Grand Master | Yes |
| R.: W.: | John W. Westerman, III, Senior Grand Warden | Yes |
| R.: W.: | Thomas L. Turlington, Jr., Junior Grand Warden | Yes |
| R.: W.: | Rudin J. Boatright, Grand Treasurer | Yes |
| M.: W.: | Stanley L. Hudson, P.G.M. | Yes |
| R.: W.: | Glen B. Bishop, P.D.D.G.M. | Yes |

Respectfully submitted:



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

Approved:



Richard G. Hoover
Grand Master

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August 3, 2017

No. 10

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 \$93,000 for the Johnson's property located at 7509 118th Street, Jacksonville, Florida. The members voted as follows:

| | | |
|---------|--|-----|
| M.: W.: | Richard G. Hoover, Grand Master, Chairman | Yes |
| R.: W.: | John E. Karroum, Deputy Grand Master | Yes |
| R.: W.: | John W. Westerman, III, Senior Grand Warden | Yes |
| R.: W.: | Thomas L. Turlington, Jr., Junior Grand Warden | Yes |
| R.: W.: | Rudin J. Boatright, Grand Treasurer | Yes |
| M.: W.: | Stanley L. Hudson, P.G.M. | Yes |
| R.: W.: | Glen B. Bishop, P.D.D.G.M. | Yes |

Respectfully submitted:



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

Approved:



Richard G. Hoover
Grand Master

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August 10, 2017

No. 11

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 from William and Debra Sloan for \$150,000 for the Metzler's property located at 18465 73rd Lane, Dunnellon, Florida. The members voted as follows:

| | | |
|---------|--|-----|
| M.: W.: | Richard G. Hoover, Grand Master, Chairman | Yes |
| R.: W.: | John E. Karroum, Deputy Grand Master | Yes |
| R.: W.: | John W. Westerman, III, Senior Grand Warden | Yes |
| R.: W.: | Thomas L. Turlington, Jr., Junior Grand Warden | Yes |
| R.: W.: | Rudin J. Boatright, Grand Treasurer | Yes |
| M.: W.: | Stanley L. Hudson, P.G.M. | Yes |
| R.: W.: | Glen B. Bishop, P.D.D.G.M. | Yes |

Respectfully submitted:



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

Approved:



Richard G. Hoover
Grand Master