

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

October 19, 2017

No. 18

A Meeting of the Corporate Board of Directors was called to order at 10:00 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.
M.: W.: Richard E. Lynn, P.G.M., Grand Secretary, Secretary to the Board

Also Present:

R.: W.: Stephen R. Gladstone, General Counsel	R.: W.: J. Steven Teal, P.D.D.G.M.
R.: W.: Lawrence A. Williamson, P.D.D.G.M.	R.: W.: Reed Rue, P.D.D.G.M.
R.: W.: Donald W. Cowart, W.: Sr. Grand Steward	R.: W.: Robert J. Lambert, P.D.D.G.M.
R.: W.: Jeffrey S. Foster, P.D.D.G.M.	R.: W.: Michael L. Elliott, D.D.G.M. (17)
R.: W.: Michael S. Binder, P.D.D.G.M.	R.: W.: Ronald E. Peebles, P.D.D.G.M.
M.: W.: James W. Ford, P.G.M.	

The Pledge of Allegiance to the American Flag was led by R.: W.: Glen B. Bishop, P.D.D.G.M. and Grand Marshal, 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. 12 of August 12, 2017; Poll No. 13 of August 25, 2017; Poll No. 14 of September 20, 2017; Poll No. 15 of September 22, 2017; Poll No. 16 of October 11, 2017; and Poll No. 17 of October 13, 2017. Motion carried.

MASONIC HOME ADMINISTRATOR'S REPORT – OCTOBER

- We wish to express our appreciation to the Masters and Wardens Association of Miami Dade County serving the 27th Masonic District for sponsoring the amazing "Christmas in October" program scheduled today. This event is a highlight each year with individual gifts purchased for each resident as well as a beautiful gift store fully stocked with special items for residents to take and enjoy including new clothing, blankets, perfume, jewelry, stationary, slippers, etc.
- We want to thank our staff for their outstanding performance during the evacuation of the Masonic Home for Hurricane Irma on September 9-11, 2017. This was an extremely difficult and frightening time for all and they displayed the upmost dedication and professionalism that enabled us to take care of residents and return home safely. We want to express our sincere appreciation to Most Worshipful Richard G. Hoover, Grand Master, for his leadership and all he did throughout this time. Grand Master Hoover organized numerous members and their families to help orchestrate the evacuation to the community shelter as well as our return home. He and Grand Marshal Glen Bishop personally ensured each resident arrived safely at the shelter and back home. We could not have done it without the help from these outstanding men and women! The number of cards and letters received from residents and their families expressing their thanks has been enormous.

- Three residents were recognized as residents of the month: Bette O'Dell Barr, sponsored by Gulf Beach Lodge No. 291 for August 2017; Vestal Tatum, sponsored by A. W. Windhorst Lodge No. 185 for September 2017; and Ann Fleming, sponsored by Tampa Bay Lodge No. 252 for October 2017.

LONG RANGE PLANNING COMMITTEE REPORT – OCTOBER

1. The Long Range Planning Committee had a discussion with Maintenance Director Bob Robertson about his report of the hurricane evacuation in September and he submitted a written report concerning the details.
2. The Ansul fire suppression system in the kitchen has now been completely installed, inspected, and approved by the City of St. Petersburg. The total cost was \$12,500, which was well within budget.
3. Bingham Pest Control recently inspected all of the campus bait stations for rodent monitoring and control and replaced stations as required.
4. The Tampa Bay Trane air conditioning chiller maintenance contract is currently being renewed.
5. The Safety Systems fire alarm contract is also currently being renewed.
6. Maintenance Director Robertson has requested an \$8,000 budget to have the air conditioning air handler system steam cleaned. This budget was approved by the Board of Trustees.

OPERATIONS COMMITTEE REPORT – OCTOBER

A. Marketing:

- i. Reviewed tracking inquiries: 21 inquiries total, 7 for non-masons
- ii. Digital: We have continued emailing digital newsletters to families and Lodge Secretaries.
- iii. A postcard was sent to 10,000 Masons and we are updating the Masonic Home website; postcards will be distributed to homes located within 2 miles of the Masonic Home

B. Operations: Since it has been 10 years since the last energy audit and electricity prices are going up next year, Bob Robertson will request Duke Energy to perform one.

- i. 11 apartments have been rented at the Residences of Coffee Pot Bayou
- ii. As of October we have 98 residents in the Masonic Home.

C. The AHCA survey is coming soon.

D. The Greystone Proposal is being considered for a 5 month study; Phase I is market analysis and the Masonic Home of Florida core objectives, values, mission, and strategy; Phase II is repositioning and redeveloping project economics; Phase III is conceptual design and next steps and action plan.

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

ADMISSIONS COMMITTEE REPORT – OCTOBER

During the month of October three applications for admission to the Masonic Home were approved by the Admissions Committee. One application for Non-Resident Relief was approved to continue and approval for September was accomplished by email as the Board of Trustees did not meet in September due to Hurricane Irma.

R.: W.: John W. Westerman, III, Senior Grand Warden, moved for acceptance of the Admissions Committee Report for the month of October 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 – AUGUST & SEPTEMBER

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

Charles and Karen Haithcock, sponsored by Daytona Beach Lodge No. 270, pending receipt of the Investigation Report from The Grand Lodge of Pennsylvania

Due to Hurricane Irma the Board of Trustees did not meet in September to review Masonic Home applications.

NON-RESIDENT RELIEF REPORT – AUGUST & SEPTEMBER

During the month of August Non-Resident Relief Funds were distributed in the amount of \$2,000, which included a July payment of \$1,000. This approved payment was inadvertently not distributed due to an oversight.

During the month of September Non-Resident Relief Funds were distributed in the amount of \$1,000; approval by the Admissions Committee was accomplished by email as the Board of Trustees did not meet in September due to Hurricane Irma.

R.: W.: Thomas L. Turlington, Jr., Junior Grand Warden, moved for the adoption of the Masonic Home Applications Approved by the Board of Trustees Reports and the Non-Resident Relief Reports for the months of August and September. Second was made by R.: W.: Glen B. Bishop, P.D.D.G.M., and the motion carried.

NEW ACCOUNT NUMBERS FOR THE MONTHS OF AUGUST & SEPTEMBER

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

ACCOUNT NO.	NAME:	ACCOUNT TYPE:
060 00-00 24753.001	Gaddy, Robert (Cash)	Liability
060 00-00 26223.008	Hernandez, Doris (Private Pay)	Liability
060 00-00 26224.008	Duncan, Melvin (Private Pay)	Liability
060 00-00 26225.008	Robertson, John (Private Pay)	Liability
060 00-00 26226.008	Robertson, Joan (Private Pay)	Liability

No new General Ledger Account Numbers were created during the month of September.

R.: W.: Glen B. Bishop, P.D.D.G.M., moved for the adoption of the New Account Numbers Reports for the months of August and September. Second was made by M.: W.: Stanley L. Hudson, P.G.M., and the motion carried.

CREDIT APPLICATIONS REPORT GRAND LODGE AND MASONIC HOME OF FLORIDA FOR AUGUST & SEPTEMBER

During the months of August and September no credit applications were received for the Grand Lodge Office or for the Masonic Home of Florida.

M.: W.: Stanley L. Hudson, P.G.M., made a motion for the adoption of the Credit Applications Reports for the months of August and September which was seconded by R.: W.: Rudin J. Boatright, Grand Treasurer. Motion carried.

LIST OF ESTATE ACTIVITY FOR AUGUST & SEPTEMBER

The Board then reviewed the List of Estate Activity for August and September. R.: W.: Rudin J. Boatright, Grand Treasurer, moved for acceptance of the reports for the months of August and September as printed and distributed. Second was made by R.: W.: John E. Karroum, Deputy Grand Master, 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 months of August and September for the Masonic Home Endowment Fund, Inc. (August: \$609,170.54 and September: \$611,230.46). The Board then reviewed the funds available for the Masonic Home Building Fund (August: \$227,528.11 and September: \$227,528.11).

R.: W.: John E. Karroum, Deputy Grand Master, made a motion for acceptance of the reports for the months of August and September which was seconded by R.: W.: John W. Westerman, III, Senior Grand Warden, and the motion carried.

MASONIC RELIEF FUND REPORT – AUGUST & SEPTEMBER

There were no donations to the Masonic Relief Fund to report for the months of August and September.

R.: W.: John W. Westerman, III, Senior Grand Warden, made a motion for acceptance of the reports for August and September. Second was made by R.: W.: Thomas L. Turlington, Jr., Junior Grand Warden, and the motion carried.

MASONIC HOME BUDGET REPORT – AUGUST & SEPTEMBER

We report that as of August 31, 2017, we are 1% over budget (\$82,231) for the fiscal year based on the final budget, after amortizing for the insurance premiums already paid.

We report that as of September 30, 2017, we are 2% over budget (\$150,000) for the fiscal year based on the final budget, after amortizing for the insurance premiums already paid. A portion of this amount is due to the timing of invoices being paid for the Guest House Apartment Project that carried over into this fiscal year.

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

The Grand Master then recognized R.: W.: Stephen R. Gladstone, General Counsel, to present the following report:

REPORT OF THE GENERAL COUNSEL

I. CONTRACT REVIEW/GRAND LODGE:

General Counsel had the opportunity to review the contract with Turning Technologies for the voting fobs to be used at the next Grand Lodge Session and the Affinity Marketing contracts for the Grand Master's annual fundraiser project.

II. PROPERTIES:

General Counsel is scheduled to appear before the City Commission in November on the Dania Beach Property and will proceed to negate the existing fines and we are collecting rent.

After many months, General Counsel has obtained a deed from Yvonne Castiglia who was granted a life estate in property deeded by the Estate of Ernest Carrin. Grand Lodge was receiving notices from the City of Jacksonville as to the failing condition of the property; however, now that we own it we can take corrective measures and place the property on the market for sale.

While researching the disposition of a property in Gadsden County owned by a former Masonic Home resident, Ealmar Wiley and his spouse who chose not to come into the Home, General Counsel located a

property which was apparently unknown to Grand Lodge which is owned by Grand Lodge as a result of a Court Order in 1963 for the Estate of William S. Grofton. This has been turned over to the Properties Committee for review and sale.

Unfortunately, the property owned by Brother Wiley and his wife was sold without our knowledge and notwithstanding an agreement entered into between Brother Wiley and Grand Lodge back in 1979. It is General Counsel's opinion that it is not worth pursuing at this juncture.

III. ESTATES:

General Counsel continues to monitor various open estates whose beneficiaries include Grand Lodge and/or the Masonic Home of Florida. General Counsel continues to be in contact with local counsel in Minnesota who has been retained to aid in the probate of the son of a Masonic Home resident who is the only heir.

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 and for use by non-members of the Fraternity.

General Counsel is working with the Admissions Committee, including undertaking title and asset searches for incoming residents.

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

LIST OF PROPERTY ACTIVITY BY COUNTY – AUGUST & SEPTEMBER

After a review of the List of Property Activity by County for the months of August and September, R.:W.: Glen B. Bishop, P.D.D.G.M., moved for the adoption of the reports 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.: Reed Rue, Zone 4 Chairman of the Properties Committee, to present the following report on behalf of the State Chairman:

REPORT OF THE PROPERTIES COMMITTEE – SEPTEMBER

- 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 property is located at Fort McCoy Campground, north of State Road 316, Site No. 10, in Marion County.
The Metzler Property at 18465 SW 73rd Lane, Dunnellon, FL
Closed for \$150,000.
- 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 started but not completed due to inclement weather.
The Castiglia Property at 6560 Perry Street, Jacksonville, FL 32208
General Counsel has received the deed for the property and once the code issues are cleared we will put it on the market.
The Johnson Property at 7509 118th Street, Jacksonville, FL 32244
The property was reduced to \$99,000.

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, and we received a contract for \$125,000 cash.
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.
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:

- 2013 Chrysler Town & Country Minivan is in very good condition with 18,335 miles and is listed for \$15,250
- 2005 Holiday Rambler RV (RV is in Jacksonville) listed for \$30,000

REPORT OF THE PROPERTIES COMMITTEE – OCTOBER

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 property which is located at Fort McCoy Campground, north of State Road 316, Site No. 10, in Marion County.
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 completed and the gate is locked.
The Castiglia Property at 6560 Perry Street, Jacksonville, FL 32208
 The property has code issues and many things in the house and garage. The Agent was unable to get into the property for the amount of items blocking the door. The property has a sign on it that it was subject for demolition.
The Johnson Property at 7509 118th Street, Jacksonville, FL 32244
 The property was reduced to \$99,000 and we have a contract for \$85,000 and will close on the property this month.
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 and we received a contract for \$125,000 cash.
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 and we are collecting rent.
8. **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:

- 2013 Chrysler Town & Country Minivan is in very good condition with 18,335 miles listed for \$15,250; had a bid for \$13,200 and then was sold to Mark Sander for \$15,000
- 2005 Holiday Rambler RV (RV in Jacksonville) listed for \$30,000 the offer for \$26,000 fell through

M.:W.: Stanley L. Hudson, P.G.M., made a motion to approve the sale of the 2013 Chrysler Town & Country Minivan to for \$15,000. R.:W.: Rudin J. Boatright, Grand Treasurer, seconded the motion which carried.

The Grand Secretary informed the Board that Mrs. Robert Cervi, widow of W.: Robert Cervi of Ashlar Lodge No. 98, has submitted her application to be admitted to the Masonic Home and owns a 1999 Buick Park Avenue. The Secretary of Ashlar Lodge No. 98 lost both of his vehicles in Hurricane Irma and would like to purchase the vehicle for its Kelly Blue Book value of \$2,199. R.:W.: Glen B. Bishop, P.D.D.G.M., made a motion to sell Mrs. Cervi's 1999 Buick Park Avenue to Brother David Pierucci, Secretary of Ashlar Lodge No. 98, upon her admission to the Masonic Home and her signing a waiver to release the sale of the vehicle. R.:W.: Rudin J. Boatright, Grand Treasurer, seconded the motion which carried.

M.:W.: Stanley L. Hudson, P.G.M., made a motion to accept the Properties Committee Reports for September and October as presented. R.:W.: Rudin J. Boatright, Grand Treasurer, seconded the motion which carried.

R.:W.: Rudin J. Boatright, Grand Treasurer, made a motion to approve the contract with Turning Technologies for the voting fobs to be used at the 2018 Annual Grand Communication. R.:W.: John E. Karroum, Deputy Grand Master, seconded the motion which carried.

The Grand Secretary informed the Board that a motion was passed at the August Corporate Board Meeting to deposit the check in the amount of \$87,000 from the Estate of Woodrow M. Kehyaian that was designated for charitable purposes into the Masonic Charities of Florida, Inc., Fund and that the funds may be used for the First Lady's Project. After the August Corporate Board Meeting it was determined that the check was made payable to the Masonic Home for charitable purposes not The Grand Lodge of Florida; therefore, according to the Digest of the Masonic Law of Florida the funds must be deposited in the Masonic Home Endowment Fund, Inc. R.:W.: John E. Karroum, Deputy Grand Master, made a motion that the check from the Estate of Woodrow M. Kehyaian that was originally approve to be deposited into the Masonic Charities of Florida, Inc., Fund be approved to be deposited into the Masonic Home Endowment Fund, Inc., according to the Digest of the Masonic Law of Florida. R.:W.: John W. Westerman, III, Senior Grand Warden, seconded the motion which carried.

R.:W.: John W. Westerman, III, Senior Grand Warden, made a motion that the lap top currently being used by Mrs. Sharon Edenfield, Accounting Manager, and owned by The Grand Lodge of Florida, be gifted to her at the time of her retirement by the end of 2017. It was noted that Mrs. Edenfield nearly 29 years of service and dedication to The Grand Lodge of Florida is very much appreciated. R.:W.: Thomas L. Turlington, Jr., Junior Grand Warden, seconded the motion which carried.

The Grand Secretary requested permission from the Board to have General Counsel review legal paperwork regarding Alpha Lodge No. 172 acquiring a small part of the property adjacent to the Lodge property prior to the closing. Permission was granted and the information was turned over to General Counsel.

There being no further business to come before the Corporate Board the meeting was closed at 10:54 a.m. Benediction was then offered by R.:W.: John W. Westerman, III, Senior Grand Warden.

Respectfully submitted:



Richard E. Lynn, Grand Secretary
Secretary to the Board

Approved:



Richard G. Hoover
Grand Master

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October 27, 2017

No. 19

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 \$15,100.00 from Paul Gruenther for the property located at 6560 Perry Street, Jacksonville, Florida, 32208. The members voted as follows:

M.: W.:	Richard G. Hoover, Grand Master, Chairman	No
R.: W.:	John E. Karroum, Deputy Grand Master	No
R.: W.:	John W. Westerman, III, Senior Grand Warden	No
R.: W.:	Thomas L. Turlington, Jr., Junior Grand Warden	No
R.: W.:	Rudin J. Boatright, Grand Treasurer	No
M.: W.:	Stanley L. Hudson, P.G.M.	No
R.: W.:	Glen B. Bishop, P.D.D.G.M.	No

Respectfully submitted:



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

Approved:



Richard G. Hoover
Grand Master