

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

January 20, 2018

No. 28

A Meeting of the Corporate Board of Directors was called to order at 10:12 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.: 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

Absent: R.: W.: Thomas L. Turlington, Jr., Junior Grand Warden (Excused)

Also Present:

M.: W.: James W. Ford, P.G.M.	M.: W.: J. Dick Martinez, P.G.M.
R.: W.: J. Steven Teal, P.D.D.G.M.	R.: W.: Lawrence A. Williamson, P.D.D.G.M.
R.: W.: Michael L. Elliott, D.D.G.M. (Dist. 17)	R.: W.: Wallace T. Fine, P.D.D.G.M.
R.: W.: Michael S. Binder, P.D.D.G.M.	R.: W.: Robert J. Lambert, P.D.D.G.M.
R.: W.: Ronald E. Peebles, P.D.D.G.M.	R.: W.: James W. McQuigg, P.D.D.G.M.
R.: W.: Charles G. Calabritto, P.D.D.G.M.	R.: W.: James E. Bradford, P.D.D.G.M.

R.: W.: John E. Karroum, Deputy Grand Master, led the Pledge of Allegiance to the American Flag and offered the prayer. 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. 24 of December 16, 2017; Poll No. 25 of December 27, 2017; Poll No. 26 of January 11, 2018; and Poll No. 27 of January 17, 2018. Motion carried.

MASONIC HOME ADMINISTRATOR'S REPORT – JANUARY

- We would like to express our appreciation to the following groups who celebrated with the residents on Christmas Morning: Brandon Lodge No. 114; Brandon Shrine Club; John Darling Lodge No. 154; and Egypt Shriners' Fun and Frolic. Every year their presence is thoughtful and generous.
- The residents would also like to thank J. F. Swartsel Lodge No. 251 for hosting their annual Fish Fry today. The food and company are great!
- First Lady Bobby Hoover's Therapy Center Renovation Project has officially begun and will be completed and dedicated on Pilgrimage Day, March 17, 2018.
- Ann Downie was selected and recognized as Resident of the Month.

LONG RANGE PLANNING COMMITTEE REPORT – JANUARY

1. The five year inspection of the fire sprinkler system is now complete and there were no deficiencies and no repairs required.
2. The repair to the HVAC system and pricing of the air handler units is scheduled for completion on January 29, 2018.

3. Duke Energy completed an energy audit of our facility, including a detailed inventive program, and have offered us rebates.
4. The following contracts are up for renewal in January: Red Bags (biohazard waste disposal); Bingham Pest Management Company; and Safety Systems, Inc. (fire alarm monitoring).
5. Comprehensive Energy Services, Inc., completed a detailed survey of all the mechanical operations in our facility. They are providing a \$3.2 million budget for replacing virtually all of the mechanical equipment on the Masonic Home campus. It is understood that the current mechanical equipment is upwards of 30 years old and has a maximum normal service life of 15 to 20 years. This maintenance issue needs immediate and strong consideration by the Board of Trustees and the Corporate Board.
6. There is an immediate and urgent need for the following building maintenance issues that have been budgeted since 2013 but have not been tended to:
 - a. Kitchen floor replacement at a cost of \$100,000
 - b. Kitchen air handler replacement at a cost of \$100,000
 - c. Completely re-seal the exterior of the building at a cost of \$100,000
7. This committee is submitting a pro forma document for the recommended publishing of a gifting brochure to be used by the Development Director's department at the Home.
8. The First Lady's Project of remodeling the Physical Therapy Room is under way.

OPERATIONS COMMITTEE REPORT – JANUARY

A. Marketing:

- i. Reviewed tracking inquiries: 9 non-Mason inquiries total with 13 tours.
- ii. We are preparing a postcard for 200-400 homes in the surrounding community within 2 miles of the Masonic Home announcing that the Masonic Home now admits non-Masons on the Private Pay Plan. A Cub Scout group will use the grounds for an event and the local homeowner's association has been offered a meeting room.
- iii. The Administrator will attend a Senior Expo on January 22nd at the Coliseum. We held one Open House at the Home on January 17th.
- iv. The Administrator is preparing a flyer to include in the Grand Lodge Packet and to be included with new Master Mason Certificates informing them about the Masonic Home.

B. Operations:

- i. Bob Robertson had Duke Energy perform an energy audit and received a 21 page report.
- ii. We have 107 residents: 62 ladies and 45 men

C. AHCA will have a follow up visit and then in mid-February they will provide a report.

D. Greystone Proposal: The contract has been signed and Phase I will commence soon.

E. Planning has commenced for the 100 Year Anniversary of the Masonic Home. The land was purchased on July 2, 1918, and the deed recorded on July 5th. The Cornerstone and Dedication Ceremony was in April of 1919. A celebration was tentatively set for Pilgrimage Day in 2019 and the Administrator will work up monthly recognition events all year long.

F. A letter to the Lodges informing them that the Incentive Program will be discontinued on March 31, 2018, will be sent.

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

ADMISSIONS COMMITTEE REPORT – JANUARY

During the month of January one application for admission to the Masonic Home was approved by the Admissions Committee. No applications for Non-Resident Relief or Emergency Relief were received or approved by the committee.

R.: W.: John W. Westerman, III, Senior Grand Warden, moved for acceptance of the Admissions Committee Report for the month of January as printed and distributed and the motion was seconded by R.: W.: Glen B. Bishop, P.D.D.G.M. Motion carried.

**MASONIC HOME APPLICATIONS APPROVED
BOARD OF TRUSTEES MEETING – DECEMBER**

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

Holles Dodge, sponsored by West Coast Lodge No. 409
Else Jones, sponsored by Marion-Dunn Lodge No. 19

NON-RESIDENT RELIEF REPORT – DECEMBER

During the month of December no Non-Resident Relief Funds were distributed.

R.: W.: Glen B. Bishop, P.D.D.G.M., 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 December. Second was made by M.: W.: Stanley L. Hudson, P.G.M., and the motion carried.

NEW ACCOUNT NUMBERS FOR THE MONTH OF DECEMBER

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

ACCOUNT NO.	NAME:	ACCOUNT TYPE:
060 00-00 24757.001	Clardy, John (Cash)	Liability
060 00-00 24758.001	Douglas, Ories (Cash)	Liability
060 00-00 24759.001	Douglas, Mary (Cash)	Liability
060 00-00 24760.001	Rulifson, William (Cash)	Liability
060 00-00 24761.001	Rulifson, Helen (Cash)	Liability
060 00-00 24762.001	Wisor, Ronald (Cash)	Liability

M.: W.: Stanley L. Hudson, P.G.M., moved for the adoption of the New Account Numbers Report for the month of December. Second was made by R.: W.: Rudin J. Boatright, Grand Treasurer, and the motion carried.

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

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

R.: W.: Rudin J. Boatright, Grand Treasurer, made a motion for the adoption of the Credit Applications Report for the month December which was seconded by R.: W.: John E. Karroum, Deputy Grand Master. Motion carried.

LIST OF ESTATE ACTIVITY FOR DECEMBER

The Board then reviewed the List of Estate Activity for December. R.: W.: John E. Karroum, Deputy Grand Master, moved for acceptance of the report for the month of December as printed and distributed. Second was made by R.: W.: John W. Westerman, III, Senior 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 from estates and wills through the month of December for the Masonic Home Endowment Fund, Inc. (\$642,576.07). The Board then reviewed the funds available for the Masonic Home Building Fund (\$431,528.11).

R.: W.: John W. Westerman, III, Senior Grand Warden, made a motion for acceptance of the reports for the month of December which was seconded by R.: W.: Glen B. Bishop, P.D.D.G.M., and the motion carried.

MASONIC RELIEF FUND REPORT – DECEMBER

During the month of December a total of \$164,550.00 was received and deposited into the Masonic Relief Fund for hurricane relief bringing the year to date total to \$513,411.83.

R.: W.: Glen B. Bishop, P.D.D.G.M., made a motion for acceptance of the report for December. Second was made by M.: W.: Stanley L. Hudson, P.G.M., and the motion carried.

MASONIC HOME BUDGET REPORT – DECEMBER

We report that we are currently 1.6% under budget (\$129,000) 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 December as printed and distributed which was seconded by M.: W.: Stanley L. Hudson, P.G.M., and the motion carried.

REPORT OF THE GENERAL COUNSEL

I. CONTRACT REVIEW/GRAND LODGE:

General Counsel has not received any documents for review from the Grand Lodge Office since the last Board Meeting.

II. PROPERTIES:

General Counsel continues to work with the Building Department on curing violations on the Dania Beach Property.

General Counsel has forwarded the Castiglia/Perry Street Property in Jacksonville to local counsel for resolution.

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. In this regard, a contract has been entered into to sell the property owned by the estate for \$195,000.

IV. MASONIC HOME:

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

M.: W.: Stanley L. Hudson, P.G.M., moved for acceptance of the Report of the General Counsel as printed and distributed. Second was made by R.: W.: Rudin J. Boatright, Grand Treasurer, and the motion carried.

LIST OF PROPERTY ACTIVITY BY COUNTY – DECEMBER

After a review of the List of Property Activity by County for the month of December, R.: W.: Rudin J. Boatright, Grand Treasurer, moved for the adoption of the report as printed and distributed. Second was made by R.: W.: John E. Karroum, Deputy Grand Master, 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 – JANUARY

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 vacant land located in a wetlands area at the south end of the county and is unusable and has no resale value.
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 in Marion County. We have tried to donate the property to the Boy Scouts and other organizations and have not been successful.
The Crofton Property at Davis Street, Quincy, FL 32351
The property is vacant land and we have posted a FOR SALE BY OWNER sign.
The Clardy Property at 929 SE 8th Street, Ocala, FL 34471
The items in the house need to be sold and the property needs to be put on the market. We are obtaining appraisals.
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 many things in the house and garage.
4. **Zone 4 Properties Committee Chairman R.: W.: Reed Rue**
The Rulifson Property at 4385 94th Avenue N, Pinellas Park, FL 33782
The realtor estimates the value to be \$159,900 and there is a reverse mortgage with an outstanding balance of approximately \$160,000.
5. **Zone 5 Properties Committee Chairman R.: W.: Glenn A. Reynolds**
The Douglas Property at 615 Avenue O, More Haven, FL 33471
The keys have been sent to the Zone Chairman to clean out the property.
6. **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.
7. **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 State Chairman**
The Shemela 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:

- 1996 Chevrolet Corvette – 88,000+ miles – Sold for \$3,500
- 2005 Mercury Grand Marquis – 67,673+ miles – Sold for \$2,000

R.: W.: Glen B. Bishop, P.D.D.G.M., made a motion to contract Susan Tonaszewsai, owner of Sharon's Antique Appraisal and Estate Sales, to sell the contents of the Clardy Property in Ocala, Florida. The approximate value of the contents is \$11,000 and she will waive her appraisal fee and be paid 35% commission upon the sale of the items. The State Chairman of the Properties Committee indicated that

General Counsel has reviewed and approved the contract. R.: W.: John W. Westerman, III, Senior Grand Warden, seconded the motion which carried.

R.: W.: John E. Karroum, Deputy Grand Master., made a motion to accept the Properties Committee Report for January as presented. R.: W.: John W. Westerman, III, Senior Grand Warden, seconded the motion which carried.

There were three Requests for Proposals (RFP) sent out and we received two proposals and one non-bid for the air conditioning system at the Grand Lodge Building in Jacksonville, Florida. After discussion, M.: W.: Stanley L. Hudson, P.G.M., made a motion to accept the bid from Enviro Air at a cost of \$247,502 which included an energy management system and remote ability to control the system. Although the bid was higher than the bid from Air Masters, the bid from Air Masters did not include an energy management system and it did not follow the RFP guidelines that were issued by the Grand Lodge. It was noted that there would be some asbestos abatement needed due to the asbestos being on the current boilers in the building which was not included in the bid and the electrical work was not included in the bid. It is estimated that the total cost will be approximately \$300,000. R.: W.: John W. Westerman, III, Senior Grand Warden, seconded the motion which carried.

After review of the Proposed Budget for the Masonic Home and The Grand Lodge of Florida, R.: W.: John W. Westerman, III, Senior Grand Warden, made a motion to refer the Proposed Budgets to the Masonic Jurisprudence Committee and the Finance and Accounts Committee and that it be hold over for final approval by the Craft at the 189th Annual Grand Communication. R.: W.: Glen B. Bishop, P.D.D.G.M., seconded the motion which carried.

M.: W.: Stanley L. Hudson, P.G.M., moved that the Statement of Condition be approved as reviewed by the Board and pending final income figures from the Endowment and Investment Committee. R.: W.: John W. Westerman, III, Senior Grand Warden, seconded the motion which carried.

There being no further business to come before the Corporate Board the meeting was closed at 11:05 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

**MEETING OF THE CORPORATE BOARD
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February 1, 2018

No. 29

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 transfer the Rulifson Property located at 4385 94th Avenue N., Pinellas Park, FL 33782, back to the bank due to the property value being less than the remaining balance on the mortgage. The loan is a no recourse loan and therefore there is no liability for the Rulifsons. 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