

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

August 24, 2024

No. 8

A Meeting of the Corporate Board of Directors was called to order at 11:01 a.m. via video conference by M.: W.: Donald W. Cowart, Grand Master, Chairman, with the following members present:

M.: W.: Donald W. Cowart, Grand Master  
R.: W.: Taleb T. Atala, Deputy Grand Master  
R.: W.: Haskell R. Vest, Jr., Senior Grand Warden  
R.: W.: Frederick R. Wendling, Jr., Junior Grand Warden  
R.: W.: Rudin J. Boatright, Grand Treasurer  
M.: W.: Robert P. Harry, Jr., P.G.M.  
R.: W.: Jack W. Hampton, Jr., 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	M.: W.: Jorge L. Aladro, P.G.M.
M.: W.: J. Dick Martinez, P.G.M.	M.: W.: Glen B. Bishop, P.G.M.
M.: W.: Robert J. Lambert, P.G.M.	M.: W.: Jeffrey S. Foster, P.G.M.
R.: W.: Gary J. Gamache, Sr., W.: Grand Historian	R.: W.: John E. Drewett, W.: Grand Pursuivant
R.: W.: Jorge L. Filgueira, W.: Grand Standard Bearer	R.: W.: Ben S. Schwartz, P.D.D.G.M.
R.: W.: Julian M. Mackenzie, P.D.D.G.M.	W.: M.: John H. Eaton

The Pledge of Allegiance to the American Flag was led by M.: W.: Donald W. Cowart, Grand Master, and prayer was offered by R.: W.: Taleb T. Atala, Deputy Grand Master. The Grand Master introduced the members of the Board and others present.

A motion was made by R.: W.: Taleb T. Atala, Deputy Grand Master, and seconded by R.: W.: Haskell R. Vest, Jr., Senior Grand Warden, to approve the Minutes of Corporate Board Meeting No. 6 of July 20, 2024, and Poll No. 7 of August 8, 2024. Motion carried.

**MASONIC HOME ADMINISTRATOR'S REPORT – AUGUST**

- COVID-19 Update – The Home has no current issues.
- Thank you to the members of Boca Delray Lodge No. 171 who came to visit the Home in July. Our residents (in particular Cindy and David Lund) truly enjoyed seeing everyone and touring with you. The Home would also like to thank the Suncoast Master Mason Association for their continued support of the Resident of the Month program.
- Our residents would like to thank the members of the Service Guild for the Christmas in July party this past month. Everyone had a great time getting in the holiday spirit.
- Maggie Minnick, Director of Nursing, has confirmed a date with Walgreens for our annual flu shot clinic for residents and staff. This will be taking place at the end of September.
- Regulatory Update: There are no new regulatory requirements.
- Outreach Program Updates:
  - The program received three new outreach calls since our last Board Meeting. Two calls related to Emergency Relief from Grand Lodge for Brothers suffering from hurricane damage.
  - One call relates to a Non-Resident Relief Application for monthly assistance with current living costs.
  - Renee Verrier attended a meeting at Winter Park Lodge No. 239 to provide education on the Home and Outreach Services. I want to thank the Lodge for their hospitality.

- As this is my final report as the Administrator of the Masonic Home I want to thank all of those who welcomed me and provided nothing but support during my journeys throughout the state. I am honored to have been a part of the Masonic Home and wish everyone nothing but success moving forward.
- New Business (Follow-Up):
  - The Home previously requested approval to restructure our website. This will require a full revision and development process. We have received bids from two vendors as follows:
    - Autoweb Technologies with a total cost as follows:
      - Design and Build - \$7,495
      - Annual SSL Security Certificate - \$185 – Total Startup Fees - \$7,680
      - Monthly Maintenance Fees following go live date - \$169 (includes podcast fees) which total \$1,014 for the budget year if effective October 2024 – March 2024
      - Total Charges for this budget year - \$8,694 which will have minimal to no impact to the current line item budget
    - Brafton total cost is as follows:
      - Basis re-design - \$47,100
      - Enhanced re-design - \$49,900
      - Price for any additional pages \$1,800
      - Quote does not include ADA certificate as this is considered a separate service.

### **LONG RANGE PLANNING COMMITTEE REPORT – AUGUST**

- The committee reviewed the hurricane emergency evacuation plan to Clearwater Lodge. We are still working out our need to find a backup and/or alternative place for evacuation because if the Home was occupied at capacity or close to it. The committee discussed having a rental generator (like Sunbelt) and fuel to power up the Lodge if we lose power so we don't have to rely on portable generators. We also discussed the possibility of having an electrician install a change over box to hook up the rental generator. In addition, the committee discussed the possibility of having a storage pod delivered to the Home to fill with emergency supplies and equipment so when we need to evacuate the Home we just need to worry about the residents and nothing else.
- Although we are waiting for next year's budget to replace the roof over the Kitchen and Dining area we did receive a verbal confirmation that the material used for the roof overlay over the Board Room and Administration area has a manufacturer's warranty of one roof for every 12 years and one for 20 years. The Director of Maintenance has requested written documentation for backup.
- All went as planned with the new chiller start up and removal of the rental chiller, pipes, and electrical connections. The fire sprinklers were installed and inspected by the City of St. Petersburg. The new chiller continues to run along with the old (south) chiller. Harper Mechanical to do the final inspection on the newly installed chiller on Tuesday, August 27<sup>th</sup> (including the enclosure and the fire sprinklers to satisfy the City of St. Petersburg). Once we receive a copy of the report and all releases of lien, we will submit the final payment (retainage) to Harper Mechanical.
- We are still waiting on bids to satisfy the three-bid minimum to replace the old (south) chiller. We obtained three bids to clean the existing (south) chiller condenser barrel. We, as a committee, recommend going with Global Environmental for \$2,542 but we also must do an eddy current test as well. Going forward with the replacement of the 2<sup>nd</sup> chiller in the future maintenance agreements for both chillers we must assure that the eddy current testing is done on a regular basis. When the eddy current test is to be performed after the cleaning of the old chiller we will have an insurance representative present.
- The Director of Maintenance is still working on the facility inventory as requested at the last meeting.
- Due to the COVID outbreak the tour of the facilities was postponed until a future date.

### **OPERATIONS COMMITTEE REPORT – AUGUST**

#### **1. Marketing/Admissions:**

- 1) Renee Verrier has communicated with Spectrum for an updated quote on marketing through the Spectrum Reach Program. The original quote received in August of 2023 was for \$42,000.

**2. Census:**

- 1) As of July 31<sup>st</sup>: Total of 80 residents; of which 39 are Fraternal Care and 41 are Private Pay with 28 of those being non-masonic. There are 40 residents in the SNF and 40 in the ALF from the census breakdown report.
- 2) Fiscal Year to Date: (Starts April 1<sup>st</sup>)
  - i. Admissions = 11 (1 Fraternal and 10 Private Pay)
  - ii. Discharges/Deaths = 10 (3 Fraternal and 7 Private Pay)
- 3) Referral Summary:

Total Number of Referrals in Pipedrive	Private	Private Masonic	Fraternal	Undecided	Totals
Nursing	7	0	3	0	10
ALF	9	4	15	2	30
					40

Age Of Referral					
0-6 months	13	4	10	2	29
7-12 Months	3	0	6		9
12+ Months	0	0	2	0	2

Referral Source	Website	Drive By	IMD Referral	Other	Lodge/Mason	Magazine
	17	4	1	2	16	0

R.: W.: Taleb T. Atala, Deputy Grand Master, moved for acceptance of the Masonic Home Administrator’s Report, the Long Range Planning Committee Report, and the Operations Committee Report for August as printed and distributed. Second was made by R.: W.: Haskell R. Vest, Jr., Senior Grand Warden, and the motion carried.

**ADMISSIONS AND NON-RESIDENT RELIEF COMMITTEE REPORT – AUGUST**

Two applications were received for Fraternal Care. One (sponsored by Hillsborough Lodge No. 25) was reviewed for the second time and the application is still incomplete and there were issues related to property. As soon as the application is complete the committee will vote on the acceptance of the application. The second application (sponsored by Okeechobee Lodge No. 237) was reviewed and is incomplete. As soon as the application is complete the committee will vote on the acceptance of the application.

During the month of August Non-Resident Relief funds were approved to be distributed in the amount of \$7,865.97 (\$2,621.99 for 3 months).

During the month of August Emergency Relief funds were approved to be distributed in the amount of \$1,000.00 with the Lodge contributing 33% of the funds.

R.: W.: Haskell R. Vest, Jr., Senior Grand Warden, moved for acceptance of the Admissions and Relief Committee Report for the month of August as presented at the Board of Trustees Meeting and the motion was seconded by R.: W.: Frederick R. Wendling, Jr., Junior Grand Warden. Motion carried.

**NEW ACCOUNT NUMBERS FOR THE MONTH OF JULY**

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

ACCOUNT NO.	NAME:	ACCOUNT TYPE:
060 00-00 26358.008	Williams, John (Private Pay)	Liability
060 00-00 26359.008	Bernhart, Elizabeth (Private Pay)	Liability

R.: W.: Frederick R. Wendling, Jr., Junior Grand Warden, moved for the adoption of the New Account Numbers Report for the month of July. Second was made by R.: W.: Jack W. Hampton, Jr., P.D.D.G.M., and the motion carried.

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

During the month of July, there were no credit applications received and processed for the Grand Lodge Office or the Masonic Home of Florida.

M.: W.: Robert P. Harry, Jr., P.G.M., made a motion for the adoption of the Credit Applications Report for the month of July which was seconded by R.: W.: Rudin J. Boatright, Grand Treasurer. Motion carried.

**LIST OF ESTATE ACTIVITY FOR JULY**

The Board then reviewed the List of Estate Activity for July. R.: W.: Rudin J. Boatright, Grand Treasurer, moved for acceptance of the report for the month of July as printed and distributed. Second was made by R.: W.: Jack W. Hampton, Jr., P.D.D.G.M., 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 July for the Masonic Home Endowment Fund, Inc. (\$61,499.41). The Board then reviewed the funds available for the Masonic Home Building Fund (\$574,710.32). During the month of July there were no funds received for Estates and Wills and deposited into the Masonic Home Building Fund. The year-to-date total for Estates and Wills deposited into the Masonic Home Building Fund is \$7,780.47.

R.: W.: Jack W. Hampton, Jr., P.D.D.G.M., made a motion for acceptance of the reports for the month of July which was seconded by M.: W.: Robert P. Harry, Jr., P.G.M., and the motion carried.

**MASONIC RELIEF FUND REPORT – JULY**

During the month of July, no funds were received and deposited into the Masonic Relief Fund.

M.: W.: Robert P. Harry, Jr., P.G.M., made a motion for acceptance of the report for July as printed and distributed. Second was made by R.: W.: Taleb T. Atala, Deputy Grand Master, and the motion carried.

**MASONIC HOME BUDGET REPORT – JULY**

We report that we are currently 3.64% favorable to the budget (\$341,018k) after four months of the fiscal year before any contingency is used and after amortizing for the insurance premium already paid.

M.: W.: Robert P. Harry, Jr., P.G.M., made a motion for acceptance of the Masonic Home Budget Report as printed and distributed which was seconded by R.: W.: Taleb T. Atala, Deputy Grand Master, and the motion carried.

**REPORT OF THE GENERAL COUNSEL**

**I. CONTRACT REVIEW/GRAND LODGE:**

General Counsel has reviewed several inspection company contracts for the proposed Grand Lodge Building purchase. General Counsel has also reviewed and approved an elevator service contract for the current Grand Lodge Building.

**II. ESTATES:**

General Counsel continues to review files relating to open estates and/or trusts naming The Grand Lodge of Florida, the Masonic Home and/or the Masonic Home Endowment Fund, Inc., as beneficiaries.

**III. PROPERTIES:**

All property matters are listed on the Properties Committee Report.

**IV. MASONIC HOME:**

General Counsel has reviewed a Medical Specialist Services Contract and a Pain Management Contract at the request of the Administrator. General Counsel has also responded to a call received from a foreclosure attorney relative to an estate of a deceased Brother and continues to work with the Admissions Committee, including undertaking title and asset searches for incoming residents as well as the preparation of their requisite documentation upon admission.

R.: W.: Taleb T. Atala, Deputy Grand Master, made a motion to approve the Report of the General Counsel as presented by R.: W.: Stephen R. Gladstone. Second was made by R.: W.: Haskell R. Vest, Jr., Senior Grand Warden, and the motion carried.

**LIST OF PROPERTY ACTIVITY BY COUNTY – JULY**

After a review of the List of Property Activity by County for the month of July, R.: W.: Haskell R. Vest, Jr., Senior Grand Warden, moved for the adoption of the report as printed and distributed. Second was made by M.: W.: Robert P. Harry, Jr., P.G.M., and the motion carried.

**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**  
 General Counsel will, based upon the local Property Committee Chairperson’s report, and at the direction of the Corporate Board, be contacting the adjoining landowner(s) to determine if they have an interest in purchasing the property.
- 2. **Zone 2 Properties Committee Chairman R.: W.: Robert L. Gentry**  
**The Crofton Property at Davis Street, Quincy, FL 32351**  
 The property is vacant land and we have posted a FOR SALE BY OWNER sign.
- 3. **Zone 7 Properties Committee Chairman R.: W.: Wallace T. Fine**  
**The Horwitz Property at 115 Venter F, Deerfield Beach, FL 33442**  
 The property is under contract for \$112,500.00 and we are awaiting Buyer approval by the Association.
- 4. **Zone 7 Properties Committee Chairman R.: W.: Wallace T. Fine**  
**The Barlow Property at 7050 SW 10<sup>th</sup> Court, Pembroke Pines, FL 33023**  
 The property is currently listed for \$479,900.00 and several offers, albeit below the listing price have been received.

R.: W.: Haskell R. Vest, Jr., Senior Grand Warden, made a motion to accept the Properties Committee Report as printed and distributed. M.: W.: Robert P. Harry, Jr., P.G.M., seconded the motion which carried.

R.: W.: Jack W. Hampton, Jr., P.D.D.G.M., made a motion to accept an offer of \$438,750 for the Barlow Property located at 7050 SW 10<sup>th</sup> Court, Pembroke Pines, Florida, 33023, as recommended by the State Chairman of the Properties Committee. R.: W.: Frederick R. Wendling, Jr., Junior Grand Warden, seconded the motion which carried.

There being no further business to come before the Corporate Board the meeting was closed at 11:18 a.m. Benediction was then offered by R.: W.: Haskell R. Vest, Jr., Senior Grand Warden.

Respectfully submitted:



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

Approved:



Donald W. Cowart  
Grand Master