

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

September 21, 2024

No. 9

A Meeting of the Corporate Board of Directors was called to order at 11:00 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.: J. Dick Martinez, P.G.M.
M.: W.: Jeffrey S. Foster, P.G.M.	M.: W.: Robert J. Lambert, P.G.M.
M.: W.: Glen B. Bishop, P.G.M.	R.: W.: Ernest W. Catsulis, Jr., P.D.D.G.M.
R.: W.: Gary J. Gamache, Sr., W.: Grand Historian	R.: W.: William S. McCloud, P.D.D.G.M.
R.: W.: Ben S. Schwartz, P.D.D.G.M.	R.: W.: Philip A. Slack, P.D.D.G.M.
R.: W.: Robert W. Estell, Jr., P.D.D.G.M.	R.: W.: James R. Bosch, D.D.G.M. Dist. 4
W.:M.: Leonard Morreale	

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. 8 of August 24, 2024. Motion carried.

MASONIC HOME ADMINISTRATOR'S REPORT – SEPTEMBER

- During the month of August, the facility experienced an incline of positive COVID cases. The first noted case was August 18th in the Skilled Nursing Center. Skilled Nursing had a total of 3 positive residents and 1 positive staff member. The Assisted Living had a total of 2 positives for residents and no staff members. Testing ceased on September 9th.
- The Director of Nursing has confirmed October as the month for the annual flu shot clinic with Walgreens for residents and staff.
- Regulatory Update: There are no new regulatory requirements.
- Outreach Program Updates: The facility is currently revising the outreach program. We are wanting to have an increased presence in the community. This may require the Outreach Director to be in contact with all area Lodges and building relationships directly.
- Operations: The facility is currently undergoing a cost comparative analysis with local competitors in the immediate and surrounding areas.
- New Pharmacy: The previous Administrator had made contact with Guardian Pharmacy as we currently utilize Omni Care Pharmacy. The Director of Nursing and I met with the pharmacy to review cost benefits for the healthcare center.
- New Business (Follow-Up):
 - The Home previously requested approval to restructure our website. We have partnered with Autoweb Technologies:

- 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
- As this is my first meeting and report as the Administrator for the Masonic Home I want to thank everyone for the opportunity to being a part of your community. I look forward to working alongside all of you as we continue to do what is best for our residents and our community.

LONG RANGE PLANNING COMMITTEE REPORT – SEPTEMBER

- Chiller Update: The new chiller and related equipment is running well. A Certificate of Completion and a Certificate of Occupancy was received from the City of St. Petersburg. A release of lien was received by Trimak Building Systems for the work done on the enclosure. We need a release of lien from VSC Sprinklers as well before we pay Harper Mechanical. VSC Sprinklers is a subcontractor of Harper Mechanical and they have not been paid yet. A GAF representative inspected the roof over the enclosure and will report to Trimak their findings but all seems to be in order. Harper Mechanical’s maintenance agreement expires in January of 2025. Director Robertson will be requesting bids for maintenance. The new chiller will continue to be serviced by Harper Mechanical since they installed it. This maintenance agreement expires in August of 2025. Director Robertson will schedule Global Environmental for the cleaning of the old chiller tubes and will perform the Eddy current testing as well. We will have an insurance representative onsite when this is to be done.
- The Residences of Coffee Pot Bayou: Director Robertson will do a walkthrough and inventory what is needed as far as repairs, maintenance, etc. The property manager that was hired is responsible for the interior of the building and the Masonic Home is responsible for the exterior.
- Inventory of the Facility: M.: W.: Richard E. Lynn, P.G.M., Grand Secretary, stated that he has an inventory of the facility that was completed 2 years ago and he will forward it to Director Robertson to be updated.
- Tour of the Facilities: After the Board Meeting we will be doing a walkthrough of the facility if any Board Members are interested.

OPERATIONS COMMITTEE REPORT – SEPTEMBER

1. Census:

- 1) As of August 31st: Total of 76 residents; of which 38 are Fraternal Care and 38 are Private Pay with 24 of those being non-masonic. There are 37 residents in the SNF and 39 in the ALF from the census breakdown report.
- 2) Fiscal Year to Date: (Starts April 1st)
 - i. Admissions = 11 (1 Fraternal and 10 Private Pay)
 - ii. Discharges/Deaths = 12 (4 Fraternal and 8 Private Pay)

2. Referral Summary: 45 open leads in Salesforce – SNF-10, ALF-35

Total Number of Referrals in Salesforce 45	Private Non-Masonic	Private Masonic	Fraternal	Undecided	Totals
Nursing	4	3	2	1	10
ALF	9	6	14	6	35
Age of Referral					
0-6	11	6	14	8	
7-12 Months	1	2	2		
12+ Months	1				
Referral Source					
	Website	Drive-by	MD Referral	Word of Mouth	Lodge/Mason Publication
	12	8	0	5	20
					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 September

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 – SEPTEMBER

One application for Fraternal Care was reviewed for a final time on Ms. E.R. Her application missing an IRS Tax Return form for 2019, but was otherwise complete. Due to personal and family circumstances this document could not be obtained. Despite this minor deficiency, a motion was made, seconded, and the application was approved.

There were no new applications for Non-Resident Relief and no funds were distributed in the month of September.

R.: W.: Haskell R. Vest, Jr., Senior Grand Warden, moved for acceptance of the Admissions and Relief Committee Report for the month of September 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 AUGUST

During the month of August, the following new General Ledger Account Number was created:

ACCOUNT NO.	NAME:	ACCOUNT TYPE:
060 00-00 26360.008	Logan, Franklin (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 August. 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 AUGUST

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

R.: W.: Jack W. Hampton, Jr., P.D.D.G.M., made a motion for the adoption of the Credit Applications Report for the month of August which was seconded by M.: W.: Robert P. Harry, Jr., P.G.M. Motion carried.

LIST OF ESTATE ACTIVITY FOR AUGUST

The Board then reviewed the List of Estate Activity for August. M.: W.: Robert P. Harry, Jr., P.G.M., moved for acceptance of the report for the month of August 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 August for the Masonic Home Endowment Fund, Inc. (\$63,511.53). The Board then reviewed the funds available for the Masonic Home Building Fund (\$574,710.32). During the month of August 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.: Rudin J. Boatright, Grand Treasurer, made a motion for acceptance of the reports for the month of August which was seconded by R.: W.: Taleb T. Atala, Deputy Grand Master, and the motion carried.

MASONIC RELIEF FUND REPORT – AUGUST

During the month of August, funds in the amount of \$3,500.00 were received and deposited into the Masonic Relief Fund. It shall be noted that the only designation from the donor was “Hurricane Relief.”

R.:W.: Taleb T. Atala, Deputy Grand Master, made a motion for acceptance of the Masonic Relief Fund Report for August as printed and distributed. Second was made by R.:W.: Haskell R. Vest, Jr., Senior Grand Warden, and the motion carried.

REPORT OF THE GENERAL COUNSEL

I. CONTRACT REVIEW/GRAND LODGE:

General Counsel continues to work towards the closing of the new 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 several contracts for companies that would locate prospective candidates for the Administrator’s position 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. General Counsel continues to work with the IRS to get The Grand Lodge of Florida’s EIN number corrected so the Home can get Medicaid benefits.

R.:W.: Haskell R. Vest, Jr., Senior Grand Warden, 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.: Frederick R. Wendling, Jr., Junior Grand Warden, and the motion carried.

MASONIC HOME BUDGET REPORT – AUGUST

We report that we are currently 2.87% favorable to the budget (\$259,971k) after five months of the fiscal year before any contingency is used and after amortizing for the insurance premium already paid.

R.:W.: Haskell R. Vest, Jr., Senior Grand Warden, made a motion for acceptance of the Masonic Home Budget Report as printed and distributed which was seconded by R.:W.: Frederick R. Wendling, Jr., Junior Grand Warden, and the motion carried.

LIST OF PROPERTY ACTIVITY BY COUNTY – AUGUST

After a review of the List of Property Activity by County for the month of August, R.:W.: Frederick R. Wendling, Jr., Junior 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 is awaiting a response from the neighboring land owners as to their interest in purchasing the property from us.
- 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 Ventor F, Deerfield Beach, FL 33442
The property closed on September 6, 2024.
4. **Zone 7 Properties Committee Chairman R.: W.: Wallace T. Fine**
The Barlow Property at 7050 SW 10th Court, Pembroke Pines, FL 33023
The previous offer on the property was cancelled. The property has been relisted with the same terms with another realtor.

R.: W.: Jack W. Hampton, Jr., P.D.D.G.M., made a motion to accept the Properties Committee Report as printed and distributed. R.: W.: Frederick R. Wendling, Jr., Junior Grand Warden, seconded the motion which carried.

R.: W.: William S. McCloud and R.: W.: Ernest W. Catsulis, Jr., made a presentation to the Corporate Board concerning starting a scholarship fund in the name of Malcolm A. McDougall who donated property to the Masonic Charities of Florida, Inc., which was sold in 2023. A report of the requirements of the scholarship will be submitted to the Corporate Board for approval in the near future.

The Grand Secretary offered an update on the new Grand Lodge Facility in Jacksonville.

There being no further business to come before the Corporate Board the meeting was closed at 11:31 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

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September 25, 2024

No. 10

At the request of the State Chairman of the Properties Committee, a poll of the Corporate Board of Directors was taken to accept an offer on the Barlow Property (Masonic Home Resident) located at 7050 SW 10th Court, Pembroke Pines, Florida, 33023, for the full listing price of \$450,000. The members voted as follows to accept the offer:

M.: W.: Donald W. Cowart, Grand Master, Chairman	Yes
R.: W.: Taleb T. Atala, Deputy Grand Master	Yes
R.: W.: Haskell R. Vest, Jr., Senior Grand Warden	Yes
R.: W.: Frederick R. Wendling, Jr., Junior Grand Warden	Yes
R.: W.: Rudin J. Boatright, Grand Treasurer	Yes
M.: W.: Robert P. Harry, Jr., P.G.M.	Yes
R.: W.: Jack W. Hampton, Jr., P.D.D.G.M.	Yes

Respectfully submitted:



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

Approved:



Donald W. Cowart
Grand Master

**MEETING OF THE CORPORATE BOARD
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October 15, 2024

No. 11

At the request of the State Chairman of the Properties Committee, a poll of the Corporate Board of Directors was taken to accept an offer on the Barlow Property (Masonic Home Resident) located at 7050 SW 10th Court, Pembroke Pines, Florida, 33023, for \$425,000 as the previous offer did not go through. The members voted as follows to accept the offer:

M.: W.: Donald W. Cowart, Grand Master, Chairman	Yes
R.: W.: Taleb T. Atala, Deputy Grand Master	Yes
R.: W.: Haskell R. Vest, Jr., Senior Grand Warden	Yes
R.: W.: Frederick R. Wendling, Jr., Junior Grand Warden	Yes
R.: W.: Rudin J. Boatright, Grand Treasurer	Yes
M.: W.: Robert P. Harry, Jr., P.G.M.	Yes
R.: W.: Jack W. Hampton, Jr., P.D.D.G.M.	Yes

Respectfully submitted:



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

Approved:



Donald W. Cowart
Grand Master