

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

October 19, 2024

No. 12

A Meeting of the Corporate Board of Directors was called to order at 11:06 a.m. at the Masonic Home of Florida and 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.: Jorge L. Aladro, 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.: Gary J. Gamache, Sr., W.: Grand Historian	W.: Robert J. Echols, R.:R.: Grand Chaplain
R.:W.: Thomas J. Simpson, P.D.D.G.M.	R.:W.: Joseph M. Fleites, P.D.D.G.M.
R.:W.: Ben S. Schwartz, P.D.D.G.M.	R.:W.: Robert W. Estell, Jr., P.D.D.G.M.
R.:W.: John N. Dragneff, 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. 9 of September 21, 2024; Poll No. 10 of September 25, 2024; and Poll No. 11 of October 15, 2024. Motion carried.

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

- There is currently no COVID outbreak in the facility.
- The annual flu shot clinic with Walgreens for the residents and staff is scheduled for October 22, 2024.
- Regulatory Update: There are no new updates at this time.
- Outreach Program Updates: The Outreach Program is currently undergoing revisions to provide the best comprehensive coverage for Masonic members and their families.
- The Masonic Home would like to formally thank the Filipino Travelers of Florida, Valley of Jacksonville, that came to visit the Masonic Home on September 23, 2024. We are extremely grateful for the generous donations, entertainment, food, and memories made during this time. Thank you!
- Later on September 23, 2024, the facility received notification from the Pinellas County Emergency Management that a nearby Tropical Storm was expected to become a hurricane on September 25, 2024, to be named Helene.
- Facility management immediately reviewed the preparedness plan for the expected hurricane. We were then notified by Emergency Management that facilities located in Zone A and mobile homes were to evacuate in anticipation of Hurricane Helene. The facility was not expected to evacuate during this time as it is not located in Zone A. The Masonic Home did not receive any damage related to this storm.

- The Administrator continues to meet with pharmacy providers to determine which provider would provide the best service for our residents
- Website Design: We will have more information tomorrow after a morning meeting with Ben Vaughn from AutoWeb Technologies.

### LONG RANGE PLANNING COMMITTEE REPORT – OCTOBER

- Chiller Update: Due to Hurricanes Helene and Milton we have not been able to schedule Gopal Environmental to clean the old chiller tubes and perform the Eddy test. We will attempt to schedule them before the end of the month.
- We evacuated the residents to Clearwater Lodge No. 127 during Hurricane Milton.
- Hurricane Milton: There was considerable damage to the grounds and some section of the Home. Three trees were lost and many large branches came down. Part of the roof over the old chiller deck failed. Half of the aluminum roof near the external generator failed, but the generator building and its roof remained intact. There was some damage to the ceilings in the two drive-through areas at the front entrance and the north driveway. The double wall exhaust for the Kewanee boiler broke above the roof line. The Residences of Coffee Pot Bayou apartments sustained damage due to roof failures in apartments 105, 106, 107, 205, 206, and 207. Photos will be taken. The flagpole in the front was damaged. The garage door is out of its track. The vinyl fence on the property was damaged. The gate in the rear of the property was damaged. The roof over the golf cart area was damaged along with the golf cart charger. There was flooding in the laundry and the extent of the damage has to be assessed. The shingle roof at the gazebo by the dock was damaged. The smoking gazebo by the employees' entrance was damaged. There were water leaks in the Administration Office, the Bingo Room, and the Theater.
- We will be seeking three bids to replace the refrigerator in the kitchen.

### OPERATIONS COMMITTEE REPORT – OCTOBER

#### 1. Census:

- 1) As of September 30<sup>th</sup>: Total of 75 residents; of which 38 are Fraternal Care and 37 are Private Pay with 24 of those being non-masonic. There are 41 residents in the SNF and 34 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 = 13 (4 Fraternal and 9 Private Pay)

#### 2. Referral Summary:

- 1) 88 open leads in Salesforce (45 open leads last month)
- 2) SNF-21 (10 last month)
- 3) ALF-37 (35 last month)
- 4) Private Pay, Non-Masonic 29 (13 last month)
- 5) Private Pay, Masonic 16 (8 last month)
- 6) Fraternal Care 26 (16 last month)
- 7) Undecided 17 (8 last month)
- 8) 3 applications received/approved, pending admission dates (2 ALF Fraternal Care/1 ALF Private Pay, Non-Masonic)

#### 3. Occupancy Breakdown:

OCCUPANCY BREAKDOWN												
ALF	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR
DOUBLE SUITE ONE OCCUPANT	2	2	2	3	4	4						
DOUBLE SUITE TWO OCCUPANTS	2	4	4	4	4	3						
SINGLE SUITE	7	25	27	25	27	24						
FC	20	18	19	20	19	15						
TOTAL OCCUPANCY	37	35	37	40	39	24						
SNF												
SEMI-PRIVATE	30	37	35	32	31	20						
PRIVATE	3	3	3	2	3	3						
ADDITION BEO FEE	6	5	5	5	3	2						
FC	21	23	21	19	20	23						
TOTAL OCCUPANCY	39	45	44	40	37	41						

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 October 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 – OCTOBER**

Two applications for Fraternal Care were reviewed for Ms. A. F. and Ms. J. S. The applications were appropriate except a few issues regarding a life insurance policy. The Admissions Committee approved both applications.

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

There was a question raised concerning the process for applications for respite care at the Home since these applications would not be under the Fraternal Care process and the existing Private Pay process does not address the short-term circumstances of the applicant and the question of financial guarantees was raised. Guidance from the Board of Trustees is requested.

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

During the month of September, no new General Ledger Account Number were created.

M.: W.: Robert P. Harry, Jr., P.G.M., moved for the adoption of the New Account Numbers Report for the month of September. 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 SEPTEMBER**

During the month of September, 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 September which was seconded by M.: W.: Robert P. Harry, Jr., P.G.M. Motion carried.

#### **LIST OF ESTATE ACTIVITY FOR SEPTEMBER**

The Board then reviewed the List of Estate Activity for September. R.: W.: Rudin J. Boatright, Grand Treasurer, moved for acceptance of the report for the month of September as printed and distributed. Second was made by M.: W.: Robert P. Harry, Jr., P.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 September for the Masonic Home Endowment Fund, Inc. (\$68,936.75). The Board then reviewed the funds available for the Masonic Home Building Fund (\$574,710.32). During the month of September 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.

M.:W.: Robert P. Harry, Jr., P.G.M., made a motion for acceptance of the reports for the month of September which was seconded by R.:W.: Taleb T. Atala, Deputy Grand Master, and the motion carried.

### **MASONIC RELIEF FUND REPORT – SEPTEMBER**

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

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

### **MASONIC HOME BUDGET REPORT – SEPTEMBER**

We report that we are currently 4.48% favorable to the budget (\$406,030k) after six 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.

### **REPORT OF THE GENERAL COUNSEL**

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

General Counsel was referred to Manatee Lodge No. 31 to review an agreement to utilize a portion of the Lodge property as a FEMA site. No other new matters have been referred to General Counsel for review.

#### **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 reviewed an agreement allowing the Masonic Home to be used as a polling place for the upcoming General Election, as well as a renewal of the Pinellas County School Board contract. General Counsel 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.: Frederick R. Wendling, Jr., Junior 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.: Jack W. Hampton, Jr., P.D.D.G.M., and the motion carried.

### **LIST OF PROPERTY ACTIVITY BY COUNTY – SEPTEMBER**

After a review of the List of Property Activity by County for the month of September, R.:W.: Jack W. Hampton, Jr., P.D.D.G.M., 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 Barlow Property at 7050 SW 10<sup>th</sup> Court, Pembroke Pines, FL 33023**

The contract for \$450,000 has fallen through and General Counsel is awaiting a new contract.

M.: W.: Robert P. Harry, Jr., P.G.M., made a motion to accept the Properties Committee Report as printed and distributed. 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 Malcolm Archie McDougall Scholarship Fund as printed and distributed. R.: W.: Taleb T. Atala, Deputy Grand Master, seconded the motion which carried.

M.: W.: Robert P. Harry, Jr., P.G.M., made a motion to amend the Malcolm Archie McDougall Scholarship Fund by removing the dollar amount of the proceeds from the sale of the property that is funding the Scholarship Fund through the Masonic Charities of Florida, Inc. R.: W.: Taleb T. Atala, Deputy Grand Master, seconded the motion which carried.

R.: W.: Haskell R. Vest, Jr., Senior Grand Warden, made a motion to set the funds available for the Malcolm Archie McDougall Scholarship Fund at \$200,000. Second was made by R.: W.: Frederick R. Wendling, Jr., Junior Grand Warden, and the motion carried.

The Deputy Grand Master offered an update on the new Grand Lodge Facility in Jacksonville and informed the Corporate Board that the purchase of the property is complete and closed in September of 2024.

There being no further business to come before the Corporate Board the meeting was closed at 11:35 a.m. Benediction was then offered by R.: W.: Haskell R. Vest, Jr., Senior Grand Warden.

Respectfully submitted:

Approved:



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



Donald W. Cowart  
Grand Master