

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

November 16, 2024

No. 13

A Meeting of the Corporate Board of Directors was called to order at 11:00 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	R.:W.: Ben S. Schwartz, P.D.D.G.M.
R.:W.: Raymond M. Ali, P.D.D.G.M.	R.:W.: John N. Dragneff, P.D.D.G.M.
R.:W.: Jorge L. Filgueira, W.: Grand Standard Bearer	R.:W.: L. Miguel Rivera, P.D.D.G.M.
W.:M.: John H. Eaton	Brother Angel Sardina

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. 12 of October 19, 2024. Motion carried.

MASONIC HOME ADMINISTRATOR'S REPORT – NOVEMBER

- There is currently no COVID outbreak in the facility.
- The annual flu shot clinic with Walgreens for the residents and staff was conducted on October 22, 2024.
- Regulatory Updates: “The Centers for Medicare and Medicaid Services (CMS) is finalizing a new data reporting standard to address a broader range of acute care respiratory illnesses. Beginning on January 1, 2025, LTC facilities are required to electronically report information about COVID-19, influenza, and respiratory syncytial virus (RSV) in a standardized format and frequency specified by the Secretary. This new standard replaces the current COVID-19 reporting standards for LTC facilities.” CMS 11/1/24
- Our annual Christmas in October event took place on October 19th. This event always warms our hearts as the Masonic Family comes together for a day of fun, gifts, and fellowship. Thanks to R.:W.: Tali Atala and his wife Angie, and the 27th and 29th Masonic District for again another successful Christmas in October. The smiles on the residents faces surely showed how much all of your hard work was appreciated and how much we can’t wait to see you again next year!
- Outreach Program Updates: From November 1st to November 11th there were three new leads for Non-Resident Relief with seven total open leads in Salesforce.
 - Leads Breakdown:
 - Community Referral – 2

- Outreach – 1
 - Emergency Relief – 1
 - Non-Resident Relief – 3
- New Business (follow up):
 - Website Design: We are working with AutoWeb Technologies on our website design. All meetings have been proactive and the new site design will be live before the beginning of the new year.
 - Certification Process: The Masonic Home has reached out to a consulting firm to assist with Medicare and Medicaid eligibility requirements. With this partnership the facility is expected to be a Medicare approved and a ready provider within the next 6-12 months.
 - The facility would like to join the Florida Healthcare Association (FHCA). FHCA is a long-term care and assisted living network of providers across the State of Florida. Educational programs, scholarships, seminars, and additional industry resources are readily available for its members. By joining the FHCA the facility is joining other leading healthcare providers in providing exceptional care within the State of Florida. Dues are as follows:
 - FHCA Facility Dues \$56.00/Bed
 - District 05 Dues \$125.00
 - AHCA Dues \$21.80/Bed
 - Mandatory NFP Fund \$10.00/Bed
 - Total Charges: \$7,588.00
 - Recruitment: Current open positions are as follows:
 - 3 FT 7 a.m. – 3 p.m. CNA's (1 interview scheduled)
 - 2 FT 3 p.m. – 11 p.m. CNA's (2 interviews scheduled)
 - 1 FT 7 a.m. – 3 p.m. Nurse
 - 2 FT Day Porter/Floor Tech/Janitor (1 interview scheduled)

LONG RANGE PLANNING COMMITTEE REPORT – NOVEMBER

- Chiller Update: The date for the Eddy Current test will be on the 19th of November. We are waiting on confirmation for Airstron Mechanical for the leak check for the same day. One Aurora condenser pump on the chiller deck started leaking. Harper Mechanical has ordered parts to make the repair which should be under warranty. This will probably be taken care of the following week.
- Roof Update: ACR1 Commercial Roofing installed the last layer of roof over the Administration area on October 22nd. The roof in that area is now complete with a 20 year warranty. We are still waiting for proposals for roofing repairs over the Residences of Coffee Pot Bayou apartments and the main building.
- Hurricane Milton: Much has been cleaned up around the grounds thanks to M.:W.: Jorge L. Aladro, P.G.M., Chairman of the Board of Trustees, and his group of volunteers from Districts 27 and 29. Clean up continues removing dead trees and damaged limbs. Volunteers agreed to return another weekend to continue the clean up work. Removal of the damaged roof of the old chiller and the roof over the fuel tanks/generator building, golf cart parking and Gazebo roof. We are awaiting quotes for this work.
- We will be seeking three bids to replace the refrigerator in the kitchen. The hung ceiling at the main entrance and ambulance entrance needs to be repaired and we will obtain quotes. We need to repair the ceilings inside the Residences of Coffee Pot Bayou apartments where they were removed for remediation and we need to obtain quotes.
- Kitchen: The new refrigerator bids are in. The new refrigerator will be wider than the existing one. Some remedial work needs to be done to widen the opening to accommodate the new refrigerator.
- Residences of Coffee Pot Bayou apartments: along with the required quotes for roof repair stated above we need quotes to repair the elevator. The elevator is working but the call button does not work from the 2nd floor.

OPERATIONS COMMITTEE REPORT – NOVEMBER

1. Census:

- 1) As of October 31st: Total of 77 residents; of which 40 are Fraternal Care and 37 are Private Pay with 24 of those being non-masonic. There are 40 residents in the SNF and 37 in the ALF from the census breakdown report.
- 2) Fiscal Year to Date: (Starts April 1st)
 - i. Admissions = 14 (3 Fraternal and 11 Private Pay)
 - ii. Discharges/Deaths = 14 (4 Fraternal and 10 Private Pay)

2. Referral Summary:

- 1) 67 open leads in Salesforce
- 2) SNF-20
- 3) ALF-48
- 4) Private Pay, Non-Masonic 27
- 5) Private Pay, Masonic 7
- 6) Fraternal Care 20
- 7) Undecided 13

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	3					
SINGLE SUITE	1	25	22	29	23	24	27					
FC	30	33	33	20	13	15	17					
TOTAL OCCUPANCY	37	74	81	60	44	56	71					
SNF												
SEMI-PRIVATE	30	37	35	37	31	30	37					
PRIVATE	1	4	1	2	3	5	3					
ADDITIONAL BED FEE	4	5	6	4	3	2	5					
FC	21	23	25	15	20	23	23					
TOTAL OCCUPANCY	56	65	66	60	57	51	68					

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 November 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 – NOVEMBER

There were no new applications received for Fraternal Care or Non-Resident Relief.

On-going Non-Resident Relief for Ms. S. G.: The follow-up information on an expected VA contribution from VA sources is pending and the committee recommends continued support at current levels until the VA contribution is confirmed.

No funds for Non-Resident Relief were distributed in the month of October.

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

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

ACCOUNT NO.	NAME:	ACCOUNT TYPE:
060 00-00 24814.001	E. R. (Cash)	Liability
060 00-00 24815.001	J. S. (Cash)	Liability
060 00-00 26361.008	S. N. (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 October. 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 OCTOBER

During the month of October, 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 October which was seconded by R.: W.: Frederick R. Wendling, Jr., Junior Grand Warden. Motion carried.

LIST OF ESTATE ACTIVITY FOR OCTOBER

The Board then reviewed the List of Estate Activity for October. M.: W.: Robert P. Harry, Jr., P.G.M., moved for acceptance of the report for the month of October 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 October for the Masonic Home Endowment Fund, Inc. (\$80,964.37). The Board then reviewed the funds available for the Masonic Home Building Fund (\$574,710.32). During the month of October 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 October which was seconded by R.: W.: Taleb T. Atala, Deputy Grand Master, and the motion carried.

MASONIC RELIEF FUND REPORT – OCTOBER

During the month of October, 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 October 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 – OCTOBER

We report that we are currently 6.51% favorable to the budget (\$590,703k) after seven 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:

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 for Novus Medical Services; a letter to a delinquent pay basis resident; and oil/mineral deposit lease renewal paying royalties to the Masonic Home Endowment Fund, Inc. on behalf of a deceased resident's estate; the Harper Mechanical release documentation; and the use of pay basis documentation for short term rehabilitative services. In addition, General Counsel has reviewed a cell tower contract for one of our Lodges, the Pinellas County School Board contract renewal for use of the Masonic Home and noted that we need a certificate of insurance from the county for the School Board.

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 – OCTOBER

After a review of the List of Property Activity by County for the month of October, 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 10th Court, Pembroke Pines, FL 33023
The property was sold for \$425,000 and closed on October 28, 2024.

R.: W.: Jack W. Hampton, Jr., P.D.D.G.M., 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.

M.: W.: Robert P. Harry, Jr., P.G.M., made a motion to approve the use of the Grand Lodge Seal by Boaz Custom Designs, LLC, and R.: W.: Frederick R. Wendling, Jr., Junior Grand Warden, for the purpose of embroidering shirts, hats, and other accessories for members of the Fraternity. The Grand Lodge Seal will

be used exclusively for Elected and Appointed Grand Lodge Officers; Past Grand Masters; Past District Deputy Grand Masters; and Past District Instructors. 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 Addendum to Lease Agreement with R.: W.: Keith Albright on the Albright Property located at 6650 Pompeii Road, Orlando, Florida, 32822. The motion was seconded by M.: W.: Robert P. Harry, Jr., P.G.M., and the motion carried.

M.:W.: Richard E. Lynn, P.G.M., Grand Secretary, reported the situation with the employee group healthcare insurance to the Board. After discussion, R.: W.: Taleb T. Atala, Deputy Grand Master, made a motion to choose the 3-tier option from United Healthcare and to continue to supplement the employees' cost up to the cost of the lowest plan. In addition, the Grand Lodge will continue to assist the employees with co-insurance cost for the same amount for those that are on Medicare. R.: W.: Haskell R. Vest, Jr., Senior Grand Warden, seconded the motion which carried.

M.:W.: Richard E. Lynn, P.G.M., Grand Secretary, informed the Board that there is an abundance of executive chairs at the Grand Lodge Building in Jacksonville that are not needed and that the Masonic Home of Florida could use them. R.: W.: Jack W. Hampton, Jr., P.D.D.G.M., made a motion to move 25 of the executive chairs from the Grand Lodge Building to the Masonic Home of Florida. M.: W.: Robert P. Harry, Jr., P.G.M., seconded the motion which carried.

There being no further business to come before the Corporate Board the meeting was closed at 11:32 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