

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

December 21, 2024

No. 14

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.: Richard G. Hoover, P.G.M.
M.:W.: Glen B. Bishop, P.G.M.	R.:W.: Roberto Martinez, Jr., D.D.G.M. Dist. 8
R.:W.: Gary J. Gamache, Sr., W.: Grand Historian	R.:W.: Ben S. Schwartz, P.D.D.G.M.
R.:W.: Alexander Zambrano, D.D.G.M. Dist. 29	R.:W.: Raymond M. Ali, P.D.D.G.M.
R.:W.: L. Miguel Rivera, P.D.D.G.M.	R.:W.: John N. Dragneff, P.D.D.G.M.
R.:W.: Robert W. Estell, Jr., P.D.D.G.M.	R.:W.: Edward J. Mayfield, Jr., P.D.D.G.M.
R.:W.: Julian M. Mackenzie, P.D.D.G.M.	R.:W.: J. Robert Kickliter, 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.

The Grand Master thanked R.:W.: Raymond M. Ali for having his son make a special presentation on marketing and expressed his thought on what a great presentation it was.

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. 13 of November 16, 2024. Motion carried.

MASONIC HOME ADMINISTRATOR'S REPORT – DECEMBER

- There is currently no COVID outbreak in the facility.
- Regulatory Updates: There are no new regulatory updates at this time.
- The Masonic Home is proud to have been of assistance to the Election Board in providing a location for the community to vote in the General Elections. Doors were open on November 5, 2024, from 7:00 a.m. until 7:00 p.m. The facility received a large volume of traffic and inquiries regarding our services.
- New Business (follow up):
 - Dietary Services: The Administrator has met with the Resident Council who have voiced concerns regarding dinning services. The facility has reached out to Pinnacle Dietary Global Management regarding possible areas of improvement and unfortunately this was not able to be entirely reconciled. Upon further research, it was discovered that the facility was being over charged and a credit of over \$7,000 was issued back to the Masonic Home. The facility has also

- discovered that there is an over charge of 20% for chemicals and we are working on having adjustments and credits issued again.
- Nursing Services: The Administrator met with the Resident Council who have voiced concerns regarding medical appointments and notifications. As a result, I have met with the Director of Nursing, Maggie Minnicks, and have implemented a new procedure. With this new process concerns are expected to be reduced significantly.
 - Agency Usage: At this time the facility is currently utilizing staffing agencies from two area providers. Upon reviewing the contract with Gale Healthcare, we are paying more than most agencies that service this area. I have found two agencies that I would like to contract with regarding staffing if there are any coverage shortages on a shift. One provider is IntelyCare and the other is Clipboard. Both of those agencies have a cost reduction for staffing.
 - Snack Services: The Snack program was reissued in October of this year. Recent revisions were made to include the Activities Department in supplying and stocking snacks and water in the residential area.
 - Website Design: The Masonic Home is working with AutoWeb Technologies on our website design. All meetings have been proactive with a follow up meeting scheduled for December 23, 2024. The new site design is scheduled to launch before the beginning of the New Year.
 - With the number of discrepancies found and the concerns voiced from numerous residents, I would like to consider a possible alternate vendor for dining services.
 - Certification Process Update: 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 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:
 - 2 FT 7 a.m. – 3 p.m. CNA's
 - 2 PT 7 a.m. – 3 p.m. CNA's
 - 3 FT 3 p.m. – 11 p.m. CNA's
 - 1 PT 11 p.m. – 7 a.m. CNA
 - 1 PT 3 p.m. – 11 p.m. LPN
 - 1 PT 11 p.m. – 7 a.m. LPN
 - 1 FT Floor Tech

LONG RANGE PLANNING COMMITTEE REPORT – DECEMBER

- Chiller Update: After all the cleaning and testing of the south Trane chiller, the insurance company has made their decision. They will not cover any costs incurred during the time the north chiller was down. Since there was no “event” or mechanical breakdown which caused the refrigerant leak and due to the fact that the contractor could not find the source of the leak they will not pay for any loss. This also includes the rental chiller costs. The leaking Aurora condenser pump that services the cooling tower is out of warranty, but Harper Mechanical will still make the repair for \$2,457.28.
- Roof Update: Bob Robertson placed another call to Tom Simpson who will provide a quote for several roof repairs, including the apartments, gazebo, and dining room roof. He will send quotes.
- Hurricane Milton: Recommendation to make the front entrance drive through presentable with the hung ceiling (paint the framework and the panels as well) and remove the hung ceiling at the ambulance entrance and just spray black paint on all that is exposed to make it look industrial. Also upgrade the lighting.

- Residences of Coffee Pot Bayou Apartments: Interior repairs are needed right away where the ceilings were cut to create openings to assess the damage from the roof leaks.
- General Building: The cleaning and sealing of the tile in the men’s restroom in the lobby is complete. The women’s restroom is next on the list. Recommendation to paint the main entrance door frame. Bob Robertson reached out to three paving contractors to look at our site, give recommendations, and provide a quote. We are waiting to hear back from the contractors. The annual fire extinguisher inspection/testing is completed. The annual major service to both Life Safety and equipment generators is completed. The annual replacement of all major oil and fuel filters is completed. R.: W.: Raymond Ali is looking into replacing the main entrance sign and he will obtain quotes. We are looking into obtaining quotes to inventory the Home of all assets, equipment, supplies, etc.
- Resident Evacuation: It was discussed that we need to investigate alternative locations to house our residents in case we increase our census and must evacuate for long term. Recommendation for the Grand Master to appoint a committee outside the Board to do the logistics and find a location that will house our residents.

OPERATIONS COMMITTEE REPORT – DECEMBER

1. Census:

- 1) As of November 30th: Total of 78 residents; of which 40 are Fraternal Care and 38 are Private Pay with 25 of those being non-masonic. There are 40 residents in the SNF and 38 in the ALF from the census breakdown report.
- 2) Fiscal Year to Date: (Starts April 1st)
 - i. Admissions = 16 (4 Fraternal and 12 Private Pay)
 - ii. Discharges/Deaths = 15 (5 Fraternal and 10 Private Pay)

2. Referral Summary:

- 1) 87 open leads in Salesforce
- 2) SNF-23
- 3) ALF-64
- 4) Private Pay, Non-Masonic 36
- 5) Private Pay, Masonic 10
- 6) Fraternal Care 20
- 7) Undecided 18

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	4	5				
DOUBLE SUITE TWO OCCUPANTS	2	4	4	4	4	3	3	3				
SINGLE SUITE	7	25	27	29	27	24	27	27				
FC	20	18	19	20	18	15	17	18				
TOTAL OCCUPANCY	37	35	37	40	39	24	37	38				
SNF												
SEMI-PRIVATE	30	37	35	32	31	20	37	36				
PRIVATE	3	3	3	2	3	3	3	3				
ADDITION BED FEE	6	5	6	6	3	2	1	1				
FC	21	23	21	19	20	23	23	22				
TOTAL OCCUPANCY	39	45	44	40	37	41	40	40				

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 December as printed and distributed and presented at the Board of Trustees Meeting. Second was made by R.: W.: Haskell R. Vest, Jr., Senior Grand Warden, and the motion carried.

ADMISSIONS AND NON-RESIDENT RELIEF COMMITTEE REPORT – DECEMBER

Three new applications for Fraternal Care were reviewed (AM, CB, and JE) which were approved by the Committee. No new applications for Non-Resident Relief were received.

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

NON-RESIDENT RELIEF REPORT - NOVEMBER

Funds in the amount of \$2,563.99 for Non-Resident Relief were distributed in the month of November.

M.: W.: Robert P. Harry, Jr., P.G.M., moved for acceptance of the Non-Resident Relief Report for the month of December as printed and distributed and the motion was seconded by R.: W.: Jack W. Hampton, Jr., P.D.D.G.M. Motion carried.

NEW ACCOUNT NUMBERS FOR THE MONTH OF NOVEMBER

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

ACCOUNT NO.	NAME:	ACCOUNT TYPE:
060 00-00 24816.001	A. R. (Cash)	Liability
060 00-00 26362.008	A. L. (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 November. Second was made by M.: W.: Robert P. Harry, Jr., P.G.M., and the motion carried.

CREDIT APPLICATIONS REPORT GRAND LODGE AND MASONIC HOME OF FLORIDA FOR NOVEMBER

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

LIST OF ESTATE ACTIVITY FOR NOVEMBER

The Board then reviewed the List of Estate Activity for November. R.: W.: Rudin J. Boatright, Grand Treasurer, moved for acceptance of the report for the month of November 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 November for the Masonic Home Endowment Fund, Inc. (\$185,787.52). The Board then reviewed the funds available for the Masonic Home Building Fund (\$574,710.32). During the month of November 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.: Taleb T. Atala, Deputy Grand Master, made a motion for acceptance of the reports for the month of November which was seconded by R.: W.: Haskell R. Vest, Jr., Senior Grand Warden, and the motion carried.

MASONIC RELIEF FUND REPORT – NOVEMBER

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

R.:W.: Haskell R. Vest, Jr., Senior Grand Warden, made a motion for acceptance of the Masonic Relief Fund Report for November as printed and distributed. Second was made by R.:W.: Frederick R. Wendling, Jr., Junior Grand Warden, and the motion carried.

MASONIC HOME BUDGET REPORT – NOVEMBER

We report that we are currently 7.02% favorable to the budget (\$636,522k) after eight 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.: Jack W. Hampton, Jr., P.D.D.G.M., and the motion carried.

REPORT OF THE GENERAL COUNSEL

I. CONTRACT REVIEW/GRAND LODGE:

The Rosen Plaza Hotel contracts for the 2026 DDGM Orientation and the 2027 DDGM Orientation have been tendered to and reviewed by General Counsel.

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 HCSG Food Services, re-reviewed the Pinnacle Food Service contract for cancellation issues, amendments to the Clipboard Health contract, Coastal Care Staffing contract and Tampa Bay Temps, Inc. 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.: Jack W. Hampton, Jr., P.D.D.G.M., 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 – NOVEMBER

After a review of the List of Property Activity by County for the month of November, M.:W.: Robert P. Harry, Jr., P.G.M., moved for the adoption of the report as printed and distributed. Second was made by R.:W.: Taleb T. Atala, Deputy Grand Master, 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.

R.:W.: Taleb T. Atala, Deputy Grand Master, made a motion to accept the Properties Committee Report as printed and distributed. R.:W.: Haskell R. Vest, Jr., Senior Grand Warden, seconded the motion which carried.

R.:W.: Haskell R. Vest, Jr., Senior Grand Warden, made a motion approve the list of the Deputy Grand Master's 2025 General Service Panel appointments as printed and distributed. R.:W.: Frederick R. Wendling, Jr., Junior Grand Warden, seconded the motion which carried.

R.:W.: Haskell R. Vest, Jr., Senior Grand Warden, made a motion to approve the 2026 DDGM Orientation contract with the Rosen Plaza Hotel. Second was made by M.:W.: Robert P. Harry, Jr., P.G.M., and the motion carried.

R.:W.: Frederick R. Wendling, Jr., Junior Grand Warden, made a motion to approve the 2027 DDGM Orientation contract with the Rosen Plaza Hotel. Second was made by R.:W.: Jack W. Hampton, Jr., P.D.D.G.M., and the motion carried.

R.:W.: Haskell R. Vest, Jr., Senior Grand Warden, and M.:W.: Donald W. Cowart, Grand Master, thanked R.:W.: Stephen R. Gladstone, General Counsel, for all the great work he does on contracts, estates, and properties; as well as what he will do for the Fraternity in the future.

There being no further business to come before the Corporate Board the meeting was closed at 11:22 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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January 15, 2025

No. 15

At the request of Grand Secretary, a poll of the Corporate Board of Directors was taken to approve the 2024 Perpetual Membership Interest Distribution to the Lodges in the amount of \$899,036.70 which yields a 6.2493% payout. 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