

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

October 15, 2016

No. 10

A Meeting of the Corporate Board of Directors was called to order at 9:45 a.m. in the Grand Master's Office at the Masonic Home of Florida by M.:W.: Stanley L. Hudson, Grand Master, Chairman, with the following members present:

M.:W.: Stanley L. Hudson, Grand Master, Chairman
R.:W.: Richard G. Hoover, Deputy Grand Master
R.:W.: John E. Karroum, Senior Grand Warden
R.:W.: John W. Westerman, III, Junior Grand Warden
M.:W.: James W. Ford, P.G.M.
R.:W.: Douglas L. Ankeny, P.D.D.G.M.
M.:W.: Richard E. Lynn, P.G.M., Grand Secretary, Secretary to the Board

Absent: M.:W.: Elmer G. Coffman, P.G.M., Grand Treasurer (Excused)

Also present:

R.:W.: Stephen R. Gladstone, General Counsel	R.:W.: Charles G. Calabritto, D.D.G.M. (16)
R.:H.: Michael L. Elliott, P.D.I.	R.:W.: D. Mark Small, P.D.D.G.M.
R.:W.: Wallace T. Fine, P.D.D.G.M.	R.:W.: Ronald E. Peebles, P.D.D.G.M.
R.:W.: F. Joseph Smedley, P.D.D.G.M.	R.:W.: J. Steven Teal, P.D.D.G.M.
R.:W.: Joseph A. Gonzalez, P.D.D.G.M.	

The Pledge of Allegiance to the American Flag was led by M.:W.: Stanley L. Hudson, Grand Master, and prayer was offered by R.:W.: Richard G. Hoover, Deputy Grand Master. The Grand Master introduced the Members of the Board and others present.

A motion was made by R.:W.: Richard G. Hoover, Deputy Grand Master, and seconded by R.:W.: John E. Karroum, Senior Grand Warden, to approve the Minutes of Corporate Board Meeting No. 7 of September 17, 2016; Poll No. 8 of September 30, 2016; and Poll No. 9 of October 5, 2016. Motion carried.

MASONIC HOME ADMINISTRATOR'S REPORT - OCTOBER

- We would like to thank the Masters and Wardens of Dade County, the 34th and 35th Masonic Districts, for the 40+ years of putting on the Christmas in October Program for the residents. Each year it just gets bigger and better. We would like to express our appreciation to all those who participate with special recognition to Tali and Angie Atala for their efforts.
- We would also like to thank the 20th and 21st Masonic Districts' Suncoast Masters and Wardens Association for holding their annual golf tournament which benefits the Masonic Home.
- A letter and poster have been sent to each Florida Lodge to introduce the new Lodge Bonus Incentive Program when assisting applicants with admission to the Masonic Home.
- Both new Masonic Home of Florida Signs have been installed with landscaping to better identify our community.
- The Masonic Home participated in a St. Petersburg Senior Fair to promote our care and services.

LONG RANGE PLANNING COMMITTEE REPORT – OCTOBER

1. The Guest House Project is basically on schedule. Allen West reported that he lost approximately 3-4 weeks because of recent storm events over the last couple of months. The framing phase of the project should begin within the next week or so.
2. The chiller deck roof replacement was previously budgeted to be completed this year within the next 5 months. Bids have been received from 4 companies: Advanced Roofing; Tremco; Tecta America; and Abode Builders.
3. The Long Range Planning Committee is also looking into replacing the parking lot lighting for energy savings as well as better lighting for safety concerns. Bids have been received from 2 companies: Consolidated Electric Supply and Vootu Electric.
4. The following 3 maintenance contracts were approved for renewal in October: Dart Electronics for the fire alarm system; Professional Grounds Management for the lawn work; and UniFirst Uniforms.

R.: W.: Richard G. Hoover, Deputy Grand Master, moved for acceptance of the Administrator’s Report and the Long Range Planning Committee Report for October as printed and distributed. Second was made by R.: W.: John E. Karroum, Senior Grand Warden, and the motion carried.

ADMISSIONS COMMITTEE REPORT – OCTOBER

During the month of October no applications for admission to the Home were approved by the Admissions Committee and no new Non-Resident Relief or Emergency Relief was granted.

R.: W.: John E. Karroum, Senior Grand Warden, moved for acceptance of the Admissions Committee Report for the month of October as printed and distributed and the motion was seconded by R.: W.: John W. Westerman, III, Junior Grand Warden. Motion carried.

**MASONIC HOME APPLICATIONS APPROVED
BOARD OF TRUSTEES MEETING – SEPTEMBER**

During the month of September the following Masonic Home Application was approved by the Board of Trustees for admission to the Masonic Home:

Cecile Miller, sponsored by South Miami Lodge No. 308

NON-RESIDENT RELIEF REPORT – SEPTEMBER

During the month of September Non-Resident Relief Funds were distributed in the amount of \$390.45.

R.: W.: John W. Westerman, III, Junior Grand Warden, moved for the adoption of the Masonic Home Applications Approved by the Board of Trustees Report and the Non-Resident Relief Report for the month of September. Second was made by R.: W.: Douglas L. Ankeny, P.D.D.G.M., and the motion carried.

NEW ACCOUNT NUMBERS FOR THE MONTH OF SEPTEMBER

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

ACCOUNT NO.	NAME:	ACCOUNT TYPE:
060 00-00 24726.001	Conardy, James (Cash)	Liability

R.: W.: Douglas L. Ankeny, P.D.D.G.M., moved for the adoption of the New Account Numbers Report for the month of September. Second was made by M.: W.: James W. Ford, P.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 for the Grand Lodge Office and the following credit application was received for the Masonic Home of Florida: Builders FirstSource

M.:W.: James W. Ford, P.G.M., made a motion for the adoption of the Credit Applications Report for the month of September which was seconded by R.:W.: Richard G. Hoover, Deputy Grand Master. Motion carried.

LIST OF ESTATE ACTIVITY FOR SEPTEMBER

The Board then reviewed the List of Estate Activity for September. R.:W.: Richard G. Hoover, Deputy Grand Master, moved for acceptance of the report for the month of September as printed and distributed. Second was made by R.:W.: John E. Karroum, Senior Grand Warden, 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 through the month of September for the Masonic Home Endowment Fund, Inc. (\$773,302.00). The Board then reviewed the funds available for the Masonic Home Building Fund (\$227,190.11).

R.:W.: John E. Karroum, Senior Grand Warden, made a motion for acceptance of the reports for the month of September which was seconded by R.:W.: John W. Westerman, III, Junior Grand Warden, and the motion carried.

MASONIC RELIEF FUND – SEPTEMBER

There were no donations to the Masonic Relief Fund to report for the month of September.

R.:W.: John W. Westerman, III, Junior Grand Warden, made a motion for acceptance of the report for September. Second was made by R.:W.: Douglas L. Ankeny, P.D.D.G.M., and the motion carried.

MASONIC HOME BUDGET REPORT – SEPTEMBER

We are currently 2.7% under budget (\$220,727) for the fiscal year, after amortizing for the insurance premium already paid and after adjusting for the timing of the Guest House Project.

R.:W.: John E. Karroum, Senior Grand Warden, made a motion for acceptance of the Masonic Home Budget Report for September as printed and distributed which was seconded by R.:W.: John W. Westerman, III, Junior Grand Warden, and the motion carried.

The Grand Master recognized R.:W.: Stephen R. Gladstone, General Counsel, for the following report:

REPORT OF THE GENERAL COUNSEL

I. CONTRACT REVIEW/MISCELLANEOUS MATTERS:

General Counsel has reviewed various contracts forwarded by the Grand Secretary including the contract with The Stanek Group, LLC, for the Direct Mail Address Label Fundraiser.

II. ESTATES:

General Counsel continues to monitor various open estates whose beneficiaries include Grand Lodge and/or the Masonic Home of Florida.

III. MASONIC HOME:

General Counsel has had the opportunity to review various contracts tendered by the Administrator of the Masonic Home as well as the Board of Trustees.

General Counsel has conducted the asset verifications and prepared Warranty Deeds, Wills, Durable Power of Attorneys, and spousal waivers, if applicable, for Cecile Miller.

M.:W.: James W. Ford, P.G.M., made a motion to approve the contract with the Boca Raton Marriott for the 2018 Southeastern Conference pending General Counsel's review and approval. R.:W.: Richard G. Hoover, Deputy Grand Master, seconded the motion which carried.

General Counsel informed the Board that the documents to transfer the Rexford Time Share in Cocoa Beach to Mrs. Carol Ann White have been prepared and are ready for the Grand Master's signature. Once the documents are signed they will be recorded and sent to the Management Company for the time share.

R.:W.: Douglas L. Ankeny, P.D.D.G.M., moved for acceptance of the Report of the General Counsel as presented. Second was made by M.:W.: James W. Ford, P.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, M.:W.: James W. Ford, P.G.M., moved for the adoption of the report as distributed. Second was made by R.:W.: Richard G. Hoover, Deputy Grand Master, and the motion carried.

The Grand Master called upon R.:W.: Wallace T. Fine, Chairman of the Properties Committee, to present the following report:

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
The property is listed for \$10,000.
- 2. Zone 3 Properties Committee Chairman Brother Nick D. Deonas**
Vacant Land, Starke, FL, owned by Masonic Charities of Florida, Inc.
The land was listed for \$625,000. The listing agreement is up for renewal.
- 3. Zone 5 Properties Committee Chairman R.:W.: Glenn A. Reynolds**
The Huff Property at 3342 Kittles Street, Mims, FL 32754
The property is listed for \$38,000.
The Ellswich Property at 5415 Bannock Street, Micco, FL 32976
The property closed for \$75,000.
- 4. Zone 8 Properties Committee Chairman W.: Dana P. McGrath**
The DeFrenn Property at 13 Pinewood Blvd., Lehigh Acres, FL 33936
There is a title problem and General Counsel is working on the issue.
The Shemela Vacant Lots 16 & 17 in Port Charlotte, FL
The lots are listed for \$7,000 each. The Board rejected an offer of \$9,400 for both lots and countered the offer for \$12,000. The buyers rejected the counter offer then subsequently accepted the counter offer.
- 5. Zone 9 Properties Committee Chairman W.: Albert O. Mazmanian**
The Rexford Time Share at Ocean Landings Resort & Racquet Club,
Unit D116, Week 34, Cocoa Beach, FL
The Corporate Board voted to give the Time Share back to the Association or to any Brother. The documents to transfer the time share were sent to the Grand Lodge Office and need to be signed then recorded and forwarded to the management company.

R.: W.: Ronald E. Peebles updated the Board on the state of the vacant land in Starke owned by the Masonic Charities of Florida, Inc., and expressed his concern that entering into a co-op situation with the owners of the surrounding land and selling the land in conjunction with the other land owners is no longer beneficial as they have changed the target sale group and the selling price of the property would be significantly reduced. R.: W.: Peebles also reported to the Board that neighboring property owners are storing stone/cement products and tractor trailers on our property. After discussion R.: W.: Richard G. Hoover, Deputy Grand Master, made a motion to authorize R.: W.: Ronald E. Peebles to contact a lumber company to determine the profit that can be made by selling the lumber on the property to generate funds to pay the expenses and to obtain quotes on the cost of a survey on the property. R.: W.: John E. Karroum, Senior Grand Warden, seconded the motion which carried.

R.: W.: Richard G. Hoover, Deputy Grand Master, moved for the adoption of the Properties Committee Report as presented. Second was made by R.: W.: John E. Karroum, Senior Grand Warden, and the motion carried.

R.: W.: John E. Karroum, Senior Grand Warden, made a motion to approve the recommendation of the Board of Trustees to name the Guest House Project "The Residences of Coffee Pot Bayou" for the purpose of the real estate website and marketing development by the management company. R.: W.: John W. Westerman, III, Junior Grand Warden, seconded the motion which carried.

After the Grand Secretary explained the project details to the Board, R.: W.: John W. Westerman, III, Junior Grand Warden, made a motion to approve the contract with The Stanek Group, LLC, for the Direct Mail Address Label Fundraiser Project. R.: W.: Douglas L. Ankeny, P.D.D.G.M., seconded the motion which carried.

After the Grand Secretary informed the Board that Harris Connect sent the Grand Lodge 25 Membership Albums for our use, R.: W.: Douglas L. Ankeny, P.D.D.G.M., made a motion to sell the Membership Albums to any Brother wishing to purchase them for \$100.00 each plus postage. M.: W.: James W. Ford, P.G.M., seconded the motion which carried. The Grand Secretary then informed the Board that The Grand Lodge of Florida expects to realize a profit of approximately \$40,000 from the project and once payment is received we will distribute the Lodges their portion of the proceeds.

R.: W.: Richard G. Hoover, Deputy Grand Master, made a motion that the Grand Secretary be authorized to apply for an American Express credit card for the use of the Administrator of the Masonic Home. The Grand Secretary will consult with our CPA to determine if the card needs to be issued in the name of the Masonic Home Endowment Fund, Inc., or if an additional card can be issued on The Grand Lodge of Florida account. A pre-set spending limit will be set for the Administrator on the card. R.: W.: John E. Karroum, Senior Grand Warden, seconded the motion which carried.

There being no further business to come before the Corporate Board the meeting was closed at 10:33 a.m. Benediction was then offered by R.: W.: John E. Karroum, Senior Grand Warden.

Respectfully submitted:



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

Approved:



Stanley L. Hudson
Grand Master

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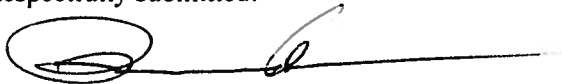
November 1, 2016

No. 11

At the request of the Grand Master, a poll of the Corporate Board of Directors was taken requesting the approval of a recommendation of the Grand Secretary to choose the BlueCross BlueShield Plan for the Employee Healthcare Group Insurance for the Grand Lodge Office and the Masonic Home. The members voted as follows:

M.: W.:	Stanley L. Hudson, Grand Master, Chairman	Yes
R.: W.:	Richard G. Hoover, Deputy Grand Master	Yes
R.: W.:	John E. Karroum, Senior Grand Warden	Yes
R.: W.:	John W. Westerman, III, Junior Grand Warden	Yes
M.: W.:	Elmer G. Coffman, P.G.M., Grand Treasurer	Yes
M.: W.:	James E. Ford, P.G.M.	Yes
R.: W.:	Douglas Ankeny, P.D.D.G.M.	Yes

Respectfully submitted:



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

Approved:



Stanley L. Hudson
Grand Master

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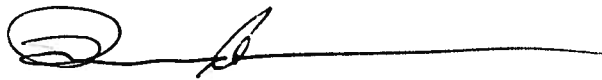
November 9, 2016

No. 12

At the request of the Grand Master, a poll of the Corporate Board of Directors was taken requesting the approval of a recommendation of the Chairman of the Properties Committee to reject an offer of \$30,000 and to make a counter offer to the buyer for the Huff property located at 3342 Kittles Street, Mims, Florida for \$35,000. The buyer rejected the counter offer and countered back at \$32,000. The members voted as follows to accept the offer of \$32,000:

M.: W.:	Stanley L. Hudson, Grand Master, Chairman	Yes
R.: W.:	Richard G. Hoover, Deputy Grand Master	Yes
R.: W.:	John E. Karroum, Senior Grand Warden	Yes
R.: W.:	John W. Westerman, III, Junior Grand Warden	Yes
M.: W.:	Elmer G. Coffman, P.G.M., Grand Treasurer	Yes
M.: W.:	James E. Ford, P.G.M.	Yes
R.: W.:	Douglas Ankeny, P.D.D.G.M.	Yes

Respectfully submitted:



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

Approved:



Stanley L. Hudson
Grand Master