

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

August 21, 2021

No. 5

A Meeting of the Corporate Board of Directors was called to order at 10:00 a.m. via video conference on Microsoft Teams by M.:W.: Jeffrey S. Foster, Grand Master, Chairman, with the following members present:

M.:W.: Jeffrey S. Foster, Grand Master, Chairman
R.:W.: Robert J. Lambert, Deputy Grand Master
R.:W.: Glen B. Bishop, Senior Grand Warden
R.:W.: Donald W. Cowart, Junior Grand Warden
R.:W.: Rudin J. Boatright, Grand Treasurer
R.:W.: Haskell R. Vest, Jr., P.D.D.G.M.
M.:W.: Richard E. Lynn, P.G.M., Grand Secretary, Secretary to the Board

Absent: M.:W.: Thomas L. Turlington, Jr., P.G.M. (Excused)

Also Present:

R.:W.: Stephen R. Gladstone, General Counsel	R.:W.: Tali Atala, P.D.D.G.M.
R.:W.: Jack W. Hampton, Jr., W.: Jr. Grand Deacon	R.:W.: Ryan M. Lombardi, Dist. 26 D.D.G.M.
R.:W.: Anthony A. De Angelo, W.: Grand Historian	R.:W.: Michael S. Griffin, P.D.D.G.M.
R.:W.: Kenneth E. Shaw, P.D.D.G.M.	R.:W.: Larry D. Duff, P.D.D.G.M.
Brother Michael R. Pender, Jr.	R.:W.: Robert W. Estell, Jr., P.D.D.G.M.

The Pledge of Allegiance to the American Flag was led by M.:W.: Jeffrey S. Foster, Grand Master, and prayer was offered by R.:W.: Robert J. Lambert, Deputy Grand Master. The Grand Master introduced the members of the Board and others present.

A motion was made by R.:W.: Robert J. Lambert, Deputy Grand Master, and seconded by R.:W.: Glen B. Bishop, Senior Grand Warden, to approve the Minutes of Corporate Board Meeting No. 4 of July 17, 2021. Motion carried.

LONG RANGE PLANNING COMMITTEE REPORT – AUGUST

The meeting of the Long Range Planning Committee was held by various phone conversations with Director Robertson, committee members, and emails. Listed below is a summary of what was discussed:

1. Director Robertson is still working on quotes for the dining room and laundry roofs and will follow up. We would like to move forward with the laundry roof as it is more critical at this time than the dining room roof. The 2 quotes so far are A2 Roofing for \$59,350 but stated the quote will be going up to \$61,000 and Sutter Roofing is for \$80,490. An old quote from last year for \$40,375 will be revisited to see if it has changed.
2. Director Robertson will follow up with NorthStar Property Management on the issues at the apartments with regard to previous mold problems. Director Robertson did state that they determined there was some water intrusion through the bottom of the doors during raining periods and a contractor was being brought out to make repairs to the facility.
3. Director Robertson is still working on securing companies to review the chillers/cooling towers replacement and redesign project and we have one proposed design from Tudi Mechanical quoted at \$595,880 and expect to have 2 others by next week. We currently have 1 chiller down and Director Robertson is trying to get the pump going as the motor starter went out providing no water flow to the chiller, which is causing significant load issues with the hot weather right now. He hopes to have a

temporary fix to get water flowing but this is an example of the need for the designers to come forward with their proposals and we can move forward with replacement.

4. Director Robertson is still securing quotes for a fan replacement on the kitchen roof as the fresh air fan unit serving the cooking hoods is failing and requires continued maintenance. We have 1 quote from Tudi Mechanical for \$20,930 and hope to have some others soon.
5. Director Robertson has received 3 quotes for the replacement of the AHU #9 on the 3rd floor like the AHU #10. Quotes are as follows: CES Mechanical for \$57,900; Harper Mechanical for \$52,842; and Tudi Mechanical for \$58,850. We would like to move forward with Harper Mechanical on this item and a motion was passed to award the project to Harper Mechanical.
6. AHU #14 is on our schedule for future replacement. Director Robertson will be securing quotes for this AHU in the future.
7. The following items at the Home have been replaced for general maintenance in the last month:
 - a) Replaced Nursing Center exhaust fan motor after failure.
 - b) Repaired Residential Center fire alarm system after finding several devices faulty during testing.
 - c) Replaced 2 aging refrigerators located in the Nourishment Rooms on N/C 1 and N/C 2.

Nothing further was discussed and brought up for review at this time and our discussions were concluded until next month. This report was approved at the Board of Trustees Meeting on August 21, 2021.

OPERATIONS COMMITTEE REPORT – AUGUST

- A. Community restrictions remain in place due to COVID-19.
- B. Marketing:
 - i. Total of 73 residents; of which 26 are Private Pay with 13 non-Masonic, with 42 SNF and 31 ALF from the census breakdown report.
 - ii. Limited tours for visitors and guests are allowed to visit.
 - iii. BrandMETTLE marketing is moving forward and a workshop is conducted weekly.
- C. Follow-up with Greystone continues during our workshop.
- D. Discussion on renovations and “Consulting Services” continues during the workshop.
- E. Other:
 - i. Job Positions – A task force has been formed for the position of Administrator and Assistant Administrator.
 - ii. Job Positions – The hiring of a Director of Development is placed on hold.
 - iii. Study of the MHF Separation – planning continues during our workshop.

R.: W.: Robert J. Lambert, Deputy Grand Master, moved for acceptance of the Long Range Planning Committee Report and the Operations Committee Report for August as printed and distributed and that the Administrator’s Report be deferred until September. Second was made by R.: W.: Glen B. Bishop, Senior Grand Warden, and the motion carried.

ADMISSIONS COMMITTEE REPORT – AUGUST

During the month of August, no applications were received for review by the Admissions Committee for admission to the Masonic Home.

There were no applications received by the committee requesting Non-Resident Relief or Emergency Relief and no Non-Resident Relief Funds were distributed in July of 2021.

R.: W.: Glen B. Bishop, Senior Grand Warden, moved for acceptance of the Admissions Committee Report for the month of August as printed and distributed and the motion was seconded by R.: W.: Donald W. Cowart, Junior Grand Warden. Motion carried.

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

During the month of July, the following Masonic Home Application was approved for admission to the Masonic Home by the Board of Trustees: Dallas Adkins, sponsored by Tampa Bay Lodge No. 252.

NON-RESIDENT RELIEF REPORT – JULY

During the month of July, no Non-Resident Relief Funds were distributed.

R.:W.: Donald W. Cowart, Junior Grand Warden, moved for the adoption of the Masonic Home Applications Approved by the Board of Trustees Report for the month of July, and the Non-Resident Relief Report for the month of July. Second was made by R.:W.: Haskell R. Vest, Jr., P.D.D.G.M., and the motion carried.

NEW ACCOUNT NUMBERS FOR THE MONTH OF JULY

During the month of July, no new General Ledger Account Numbers were created.

R.:W.: Haskell R. Vest, Jr., P.D.D.G.M., moved for the adoption of the New Account Numbers Report for the month of July. Second was made by R.:W.: Rudin J. Boatright, Grand Treasurer, and the motion carried.

**CREDIT APPLICATIONS REPORT
GRAND LODGE AND MASONIC HOME OF FLORIDA FOR JULY**

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

R.:W.: Rudin J. Boatright, Grand Treasurer, made a motion for the adoption of the Credit Applications Report for the month of July which was seconded by R.:W.: Robert J. Lambert, Deputy Grand Master. Motion carried.

LIST OF ESTATE ACTIVITY FOR JULY

The Board then reviewed the List of Estate Activity for July. R.:W.: Robert J. Lambert, Deputy Grand Master, moved for acceptance of the report for the month of July as printed and distributed. Second was made by R.:W.: Glen B. Bishop, 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 from estates and wills through the month of July for the Masonic Home Endowment Fund, Inc. (\$333,423.21). The Board then reviewed the funds available for the Masonic Home Building Fund (\$571,829.85).

R.:W.: Glen B. Bishop, Senior Grand Warden, made a motion for acceptance of the reports for the month of July which was seconded by R.:W.: Donald W. Cowart, Junior Grand Warden, and the motion carried.

MASONIC RELIEF FUND REPORT – JULY

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

R.:W.: Donald W. Cowart, Junior Grand Warden, made a motion for acceptance of the report for July as printed and distributed. Second was made by R.:W.: Haskell R. Vest, Jr., P.D.D.G.M., and the motion carried.

MASONIC HOME BUDGET REPORT – JULY

We report that we are currently 5.6% favorable to the budget (\$460.3k) for the fiscal year before any contingency is used and after amortizing for the insurance premiums already paid.

R.:W.: Glen B. Bishop, Senior Grand Warden, made a motion for acceptance of the Masonic Home Budget Report for July as printed and distributed which was seconded by R.:W.: Donald W. Cowart, Junior Grand Warden, and the motion carried.

REPORT OF THE GENERAL COUNSEL

I. CONTRACT REVIEW/GRAND LODGE:

General Counsel has reviewed the website documentation furnished by the Grand Secretary and the contract with the Rosen Plaza Hotel for the 2022 D.D.G.M. Orientation.

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. LITIGATION:

Nothing pending.

IV. PROPERTIES:

General Counsel is awaiting follow up correspondence on the DeFrenn property quiet title action.

V. MASONIC HOME:

General Counsel has reviewed documentation prepared by outside legal counsel as required by the most recent legislation adopted by the Craft. General Counsel is working with the Administrator relating to an ACHA matter and continues to work with the Admissions Committee, including the undertaking of title and asset searches for incoming residents as well as the preparation of their Wills, Durable Power of Attorneys, and Spousal Waivers, if applicable.

R.:W.: Haskell R. Vest, Jr., P.D.D.G.M., moved to accept the Report of the General Counsel as presented by R.:W.: Stephen R. Gladstone. Second was made by R.:W.: Rudin J. Boatright, Grand Treasurer, and the motion carried.

LIST OF PROPERTY ACTIVITY BY COUNTY – JULY

After a review of the List of Property Activity by County for the month of July, R.:W.: Rudin J. Boatright, Grand Treasurer, moved for the adoption of the report as printed and distributed. Second was made by R.:W.: Robert J. Lambert, Deputy Grand Master, and the motion carried.

REPORT OF THE PROPERTIES COMMITTEE – JUNE

- 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 vacant land located in a wetlands area at the south end of the county and is unusable and has no resale value.
- 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 3 Properties Committee Chairman Brother Nick D. Deonas**
Vacant Land, Starke, FL, owned by Masonic Charities of Florida, Inc.
The property is listed for \$699,900.

4. Zone 6 Properties Committee Chairman W.: Jeffrey A. Tumbarello
The DeFrenn Property at 13 Pinewood Blvd., Lehigh Acres, FL 33936
There is a title problem and General Counsel is working on the issue.

R.: W.: Robert J. Lambert, Deputy Grand Master, made a motion to accept the Properties Committee Report as printed and distributed. R.: W.: Glen B. Bishop, Senior Grand Warden, seconded the motion which carried.

R.: W.: Glen B. Bishop, Senior Grand Warden, made a motion to approve the contract with AutoWeb Technologies for rebuilding the Grand Lodge website. Second was made by R.: W.: Robert J. Lambert, Deputy Grand Master, and the motion carried.

R.: W.: Glen B. Bishop, Senior Grand Warden, made a motion to allow the Grand Secretary to proceed with the new Merchant Services contract with Electronic Merchant Systems for processing credit card transactions pending approval of General Counsel. R.: W.: Robert J. Lambert, Deputy Grand Master, seconded the motion which carried.

R.: W.: Robert J. Lambert, Deputy Grand Master, made a motion to approve the contract with the Rosen Plaza Hotel for the 2022 D.D.G.M. Orientation. R.: W.: Donald W. Cowart, Junior Grand Warden, seconded the motion which carried.

There being no further business to come before the Corporate Board the meeting was closed at 10:23 a.m. Benediction was then offered by R.: W.: Glen B. Bishop, Senior Grand Warden.

Respectfully submitted:



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

Approved:



Jeffrey S. Foster
Grand Master