

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

June 26, 2021

No. 2

A Meeting of the Corporate Board of Directors was called to order at 11:40 a.m. at Winter Park Lodge No. 239 in Winter Park, Florida, 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
M.: W.: Thomas L. Turlington, Jr., P.G.M.
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

Also Present:

R.: W.: Stephen R. Gladstone, General Counsel R.: W.: Lawrence A. Williamson, P.D.D.G.M.
R.: W.: Anthony A. De Angelo, W.: Grand Historian R.: W.: Chester A. King, P.D.D.G.M.
R.: W.: Robert W. Estell, Jr., P.D.D.G.M. R.: W.: Gary J. Gamache, Sr., P.D.D.G.M.
R.: W.: Larry D. Duff, P.D.D.G.M. R.: W.: J. David Neveitt, P.D.D.G.M.
R.: W.: J. Paul Stellrecht, P.D.D.G.M. R.: W.: Tali Atala, P.D.D.G.M.
R.: W.: Michael S. Griffin, P.D.D.G.M.
R.: W.: Jack W. Hampton, Jr., W.: Junior Grand Deacon

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. 18 of May 30, 2021, and the Organizational Minutes of June 2, 2021. Motion carried.

LONG RANGE PLANNING COMMITTEE REPORT – JUNE

The meeting of the Long Range Planning Committee was held by various phone conversations with committee members, detailed emails, as well as information and notes from Director Robertson. 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.
2. The new phone system is moving forward as planned and new cables have been installed by Stratus Telecom to each work station. Once all data details are worked out Alpha Business Communications will start to install the new phones and we will be provided a schedule in the coming weeks for installation.
3. We have walked several companies through the apartments to come in and give us quotes for the remediation and determination of what is causing the existence of mold in some of the apartments. Rainbow International Restoration inspected the three remaining units in the apartments that ServPro claimed to be containing mold. After the inspection, two of the units revealed no mold and one unit (107) needs further investigation by removing a small amount of drywall. This will happen on Monday, June 21st. When we receive all reports we will determine our next steps to move forward. In previous

maintenance work done dryer vents were cleaned and it may have been contributing to some of the problems. NorthStar Property Management is handling all coordination of work and issues at the apartments with Director Robertson being a contact at the facility if needed.

4. Director Robertson is still working on securing companies to review the chillers/cooling towers replacement and redesign project for future discussion and planning to enhance our long term needs. This will be further discussed in our workshop due to the reduction of the Masonic Home Improvement budget line item this project could involve most of the budgeted funds for this year. If this line item project becomes an emergency replacement will be completed during the present year.
5. Director Robertson is 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 hope to have quotes soon for approval.
6. Director Robertson will be reaching out for quotes soon for the replacement of the AHU #9 on the 3rd floor like the AHU #10 that we already replaced; however, this item may be pushed back unless it becomes an emergency item in the future.
7. The main lobby elevator motor went out and a new motor has been ordered for emergency repair. The repair will be approximately \$16,000 and the elevator may be down for a few weeks. The elevator contract is coming up for renewal in August and Director Robertson is assembling quotes for yearly service as the previous company has been bought out by a larger firm and tends to charge us for change order items that should be part of the service agreement and we suspect the cost will be increasing.
8. The following items at the Home have been replaced for general maintenance in the last month:
 - i. Replaced two 14D fire alarm modules that failed to communicate to the fire alarm system located on the second floor of the residential building.
 - ii. Replaced worn out pressure switch on the main two stage air compressor in the main mechanical room.
 - iii. Senior Safety Technology replaced one of the two controllers at the front sliding door that works in conjunction with the wander prevention system.
9. With the reduction in the Masonic Home Improvement budget from \$865,200 to \$400,300 the committee will continue to evaluate new projects and prioritize with Director Robertson for this year and make recommendations as needed. Contingency may need to be used if any of our projects come forward as an emergency, but for planning purposes this impedes our progress this year on updating the building. We would like to meet mid-month at a workshop or have a separate meeting to discuss this further. The committee still feels that a renovation project to the Home is our best opportunity to address some of the major mechanical and infrastructure system replacements and upgrades to provide a new and improved environment for the Home and our residents.

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 June 19, 2021.

OPERATIONS COMMITTEE REPORT – JUNE

- A. Community restrictions remain in place due to COVID-19.
- B. Marketing:
 - i. Total of 72 residents; of which 25 are Private Pay with 11 non-Masonic, with 42 SNF and 30 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 June as printed and distributed. Second was made by R.: W.: Glen B. Bishop, Senior Grand Warden, and the motion carried.

ADMISSIONS COMMITTEE REPORT – JUNE

During the month of June, 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. No Non-Resident Relief Funds were distributed in May of 2021.

R.: W.: Glen B. Bishop, Senior Grand Warden, moved for acceptance of the Admissions Committee Report for the month of June 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 – MAY

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

Richard Diekmann, sponsored by Acacia Lodge No. 163

NEW ACCOUNT NUMBERS FOR THE MONTH OF MAY

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

ACCOUNT NO.	NAME:	ACCOUNT TYPE:
060 00-00 26291.008	Pickens, Richard (Private Pay)	Liability

R.: W.: Donald W. Cowart, Junior Grand Warden, moved for the adoption of the New Account Numbers Report for the month of May. Second was made by R.: W.: Haskell R. Vest, Jr., P.D.D.G.M., and the motion carried.

NON-RESIDENT RELIEF REPORT – MAY

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

R.: W.: Glen B. Bishop, Senior Grand Warden, moved for the adoption of the Masonic Home Applications Approved by the Board of Trustees Report for the month of May, and the Non-Resident Relief Report for the month of May. Second was made by R.: W.: Donald W. Cowart, Junior Grand Warden, and the motion carried.

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

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

R.: W.: Haskell R. Vest, Jr., P.D.D.G.M., made a motion for the adoption of the Credit Applications Report for the month of May which was seconded by M.: W.: Thomas L. Turlington, Jr., P.G.M. Motion carried.

LIST OF ESTATE ACTIVITY FOR MAY

The Board then reviewed the List of Estate Activity for May. M.: W.: Thomas L. Turlington, Jr., P.G.M., moved for acceptance of the report for the month of May 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 May for the Masonic Home Endowment Fund, Inc. (\$265,368.45). The Board then reviewed the funds available for the Masonic Home Building Fund (\$571,663.45).

R.: W.: Rudin J. Boatright, Grand Treasurer, made a motion for acceptance of the reports for the month of May which was seconded by R.: W.: Robert J. Lambert, Deputy Grand Master, and the motion carried.

MASONIC RELIEF FUND REPORT – MAY

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

R.: W.: Robert J. Lambert, Deputy Grand Master, made a motion for acceptance of the report for May as printed and distributed. Second was made by R.: W.: Glen B. Bishop, Senior Grand Warden, and the motion carried.

MASONIC HOME BUDGET REPORT – MAY

We report that we are currently 6.7% favorable to the budget (\$548.6k) for the fiscal year before any contingency is used, after amortizing for the insurance premiums already paid, and adjusting for the timing of maintenance.

R.: W.: Glen B. Bishop, Senior Grand Warden, made a motion for acceptance of the Masonic Home Budget Report for May 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 and approved the Rosen Plaza Hotel contract for the 2025 Annual Grand Communication. General Counsel is finalizing the matters with the town of Grand Ridge relative to the abandoned Lodge property.

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 expecting the finalization of the DeFrenn property quiet title action.

V. MASONIC HOME:

General Counsel has continued to work with the Board of Trustees and the Administrator regarding matters relating to the Residences of Coffee Pot Bayou. General Counsel 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.

General Counsel has reviewed correspondence relative to a tenant at the apartments behind the Masonic Home and discussed this with the appropriate parties.

General Counsel has reviewed the legislation passed at the recent Annual Grand Communication relative to the apartments behind the Masonic Home and has discussed these matters with Brother Bruce Marger, Esq., whose firm will be handling the matters approved by the Craft.

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

LIST OF PROPERTY ACTIVITY BY COUNTY – MAY

After a review of the List of Property Activity by County for the month of May, R.:W.: Haskell R. Vest, Jr., P.D.D.G.M., moved for the adoption of the report as printed and distributed. Second was made by M.:W.: Thomas L. Turlington, Jr., P.G.M., 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.

M.:W.: Thomas L. Turlington, Jr., P.G.M., made a motion to accept the June Properties Committee Report as printed and distributed. R.:W.: Rudin J. Boatright, Grand Treasurer, seconded the motion which carried.

R.:W.: Donald W. Cowart, Junior Grand Warden, made a motion to approve the contract with the Rosen Plaza Hotel for the 196th Annual Grand Communication in 2025. R.:W.: Rudin J. Boatright, Grand Treasurer, seconded the motion which carried.

R.:W.: Haskell R. Vest, Jr., P.D.D.G.M., made a motion to approve the use of the Grand Lodge Seal on cigar wrappers by R.:W.: Thomas C. Newton which was seconded by M.:W.: Thomas L. Turlington, Jr., P.G.M. After discussion by the Board, the motion failed unanimously.

There being no further business to come before the Corporate Board the meeting was closed at 12:03 p.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

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

July 13, 2021

No. 3

At the request of the Grand Secretary, a poll of the Corporate Board of Directors was taken requesting the approval of a recommendation of R.: W.: Stephen Gladstone, General Counsel, to select option three (3) to dispute The Administrative Complaint filed by the State of Florida Agency for Health Care Administration against The Most Worshipful Grand Lodge of Free and Accepted Masons of Florida d/b/a/ Masonic Home of Florida. The members voted as follows:

M.: W.: Jeffrey S. Foster, Grand Master, Chairman	Yes
R.: W.: Robert J. Lambert, Deputy Grand Master	Yes
R.: W.: Glen B. Bishop, Senior Grand Warden	Yes
R.: W.: Donald W. Cowart, Junior Grand Warden	Yes
R.: W.: Rudin J. Boatright, Grand Treasurer	Yes
M.: W.: Thomas L. Turlington, Jr., P.G.M.	Yes
R.: W.: Haskell R. Vest, Jr., P.D.D.G.M.	Yes

Respectfully submitted:



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

Approved:



Jeffrey S. Foster
Grand Master