

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

October 16, 2021

No. 8

A Meeting of the Corporate Board of Directors was called to order at 10:10 a.m. at Clearwater Lodge No. 127 and 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
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.: Tali Atala, P.D.D.G.M.
R.: W.: Chester A. King, P.D.D.G.M.	R.: W.: Lawrence A. Williamson, P.D.D.G.M.
R.: W.: Leif M. Olsen, D.D.G.M. Dist. 9	R.: W.: Marvin A. Thiele, D.D.G.M. Dist. 11
R.: W.: Kevin D. Smithwick, D.D.G.M. Dist. 17	R.: W.: Michael S. Griffin, P.D.D.G.M.
R.: W.: James F. Charrette, D.D.G.M. Dist. 18	R.: W.: William B. Dishman, D.D.G.M. Dist. 13
W.: Charles A. Dyer, P.M.	R.: W.: Kenneth E. Shaw, P.D.D.G.M.
R.: W.: Glen L. Garner, P.D.D.G.M.	W.: Julian M. Mackenzie
R.: W.: Gregory L. Wynn, P.D.D.G.M.	W.: Harry P. Sheppell, Jr., P.M.
R.: W.: Dudley S. Minton, P.D.D.G.M.	R.: W.: Jeffrey W. Meister, Sr., P.D.D.G.M.
R.: W.: Robert W. Estell, Jr., P.D.D.G.M.	R.: W.: Oscar Patterson, III, P.D.D.G.M.
R.: W.: Cary A. Brannan, P.D.D.G.M.	R.: W.: Earnest W. Catsulis, 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.: Glen B. Bishop, Senior Grand Warden. 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. 6 of September 18, 2021, and Poll No. 7 of October 6, 2021. Motion carried.

MASONIC HOME ADMINISTRATOR'S REPORT – OCTOBER

- COVID-19 restrictions and guidelines remain in place with appropriate actions taken daily. Vaccine booster shots will be administered on October 29, 2021. Routine testing continues and there have been no new positive resident or staff cases of COVID-19 for over 6 weeks.
- The new Masonic Home of Florida website has launched as well as a social media campaign to increase awareness of the Masonic Home of Florida with the goal of serving more residents.
- We would like to acknowledge and thank Clearwater Lodge No. 127 for their continued commitment for many years to provide their Lodge as an evacuation location in the event of a hurricane which would require evacuation from the Masonic Home to an alternate safe location.
- We would also like to thank the members of the 27th Masonic District for providing wonderful gifts for each resident for their annual Christmas in October Program. Although COVID-19 prohibited the members from being here personally to deliver a gift to each resident, several members drove up to bring beautifully wrapped gift bags for our staff to present to residents with holiday best wishes from

the District. We look forward to being able to host this wonderful event together again in the near future.

LONG RANGE PLANNING COMMITTEE REPORT – OCTOBER

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. Alpha Business Communications completed the installation of the new phone system except for some equipment that will require the new internet service when it is installed. There will be a period of trial and testing. A punch list has been created with questions from the staff who use the phones.
2. Director Robertson is still working on quotes for the dining room and laundry roofs and will follow up but had Sutter Roofing come out to make a repair on the kitchen roof to fix a leak.
3. Director Robertson is still working on securing companies to review the chillers/cooling towers replacement project and we now have two proposed designs from Tudi Mechanical quoted at \$595,880 and Harper Mechanical at \$944,723 with two other alternatives included in their proposal. We are still waiting for proposals from BCH Mechanical and CES Mechanical and once all are received the committee will plan a walkthrough with Director Robertson to evaluate them all and determine what is the best approach at this time for replacement and the needs of the Home.
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 two quotes: one from Tudi Mechanical for \$20,930 and one from Harper Mechanical for \$15,715 and are still waiting on a third before moving forward.
5. Harper Mechanical is moving forward with the build on AHU #9 and should have an update by the first of next week.
6. AHU #14 is on our schedule for future replacement. Director Robertson will be securing quotes for this AHU in the future.
7. N & W Painting Corporation is moving forward with the work on the apartment building as quoted last month.
8. The elevator maintenance contract for the apartment building has been approved with a motion passed to send it to the Grand Master for signature.
9. The following items at the Home have been replaced for general maintenance in the last month:
 - a) Replaced gas regulator on the east Lochinvar boiler. The repair was made by Harper Mechanical.
 - b) Replaced tamper switch on the fire sprinkler piping in the outside stairwell at the east end of N/C 1. Also replaced two corroded sprinkler heads in the laundry restroom after the annual fire sprinkler inspection.
 - c) Replacing four steam table bins and copper drain system after leaks were discovered while cooking. Not yet completed.
 - d) Replaced two exhaust fan motors on the dining room roof serving the kitchen bathrooms and service hallway.
 - e) Replaced weak 70-AMP breaker serving the stacked Southbend convection ovens (electric).

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 October 16, 2021.

OPERATIONS COMMITTEE REPORT – OCTOBER

- A. Community restrictions remain in place due to COVID-19.
- B. Marketing:
 - i. Total of 65 residents; of which 22 are Private Pay with 10 non-Masonic, with 36 SNF and 29 ALF from the census breakdown report.
 - ii. Limited tours for visitors and guests are allowed to visit.
 - iii. BrandMETTLE is moving forward. A workshop is conducted weekly. The anticipated advertising campaign to add 20 Private Pay residents which was requested by the Board of Trustees has begun. Meanwhile, the Masonic Home Facebook page has been revitalized and

has regular posts, mostly involving activities at the Home that have been scheduled. An Instagram account has been created and efforts continue to integrate the new Masonic Home Logo with hard assets at the Home.

- C. Follow-up with Greystone continues during our workshop.
- D. Trenam Law has provided insight and guidance on our questions regarding renovations and zoning issues.
- E. Collier International is currently working on a property evaluation and we are currently awaiting their report.
- F. Master Reposition Plan – The Masonic Home Board of Trustees has written a “Position Statement” during a workshop held on September 25, 2021.
- G. Discussion on renovations and “Consulting Services” continues during the workshop.
- H. Other:
 - i. Job Positions: Administrator – At the workshop held on September 25, 2021, a sub-committee was appointed. A timeline has been established to continue moving this process forward with a hire date expected shortly after January of 2022.

R.:W.: Robert J. Lambert, 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 October as printed and distributed for October. Second was made by R.:W.: Glen B. Bishop, Senior Grand Warden, and the motion carried.

ADMISSIONS COMMITTEE REPORT – OCTOBER

During the month of October, one application was received for review by the Admissions Committee for admission to the Masonic Home and is held over pending additional action.

One application for Non-Resident Relief was received and approved by the Admissions Committee for a term of three months; no applications were received by the committee requesting Emergency Relief and no Non-Resident Relief Funds were distributed in September of 2021.

The Admissions Committee would also like to report that a resident of the Masonic Home of Florida has not been in compliance with their Life Care Agreement and any further violations by this resident will be brought before the Board of Trustees of the Masonic Home with a request to discharge this resident.

R.:W.: Glen B. Bishop, 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.: Donald W. Cowart, Junior Grand Warden. Motion carried.

MASONIC HOME APPLICATIONS APPROVED BOARD OF TRUSTEES MEETING – SEPTEMBER

During the month of September, there were no Masonic Home Applications received or approved for admission to the Masonic Home by the Board of Trustees.

NON-RESIDENT RELIEF REPORT – SEPTEMBER

During the month of September, 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 September, and the Non-Resident Relief Report for the month of September. 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 SEPTEMBER

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

ACCOUNT NO.
060 00-00 26294.008

NAME:
Stanford, Betty (Private Pay)

ACCOUNT TYPE:
Liability

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 September. Second was made by M.: W.: Thomas L. Turlington, Jr., P.G.M., and the motion carried.

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

During the month of September, a credit application for Electronic Merchant Systems was received and processed for the Grand Lodge Office and there were no credit applications received and processed for the Masonic Home.

M.: W.: Thomas L. Turlington, Jr., 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.: Rudin J. Boatright, Grand Treasurer. Motion carried.

LIST OF ESTATE ACTIVITY FOR SEPTEMBER

The Board then reviewed the List of Estate Activity for September. R.: W.: Rudin J. Boatright, Grand Treasurer, moved for acceptance of the report for the month of September as printed and distributed. Second was made by R.: W.: Robert J. Lambert, Deputy Grand Master, 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 September for the Masonic Home Endowment Fund, Inc. (\$460,238.43). The Board then reviewed the funds available for the Masonic Home Building Fund (\$566,329.85).

R.: W.: Robert J. Lambert, Deputy Grand Master, made a motion for acceptance of the reports for the month of September which was seconded by R.: W.: Glen B. Bishop, Senior Grand Warden, and the motion carried.

MASONIC RELIEF FUND REPORT – SEPTEMBER

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

R.: W.: Glen B. Bishop, Senior Grand Warden, made a motion for acceptance of the report for September as printed and distributed. Second was made by R.: W.: Donald W. Cowart, Junior Grand Warden, and the motion carried.

MASONIC HOME BUDGET REPORT – SEPTEMBER

We report that we are currently 6.0% favorable to the budget (\$494k) 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 September 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 not been requested to review any documentation from the Grand Lodge Office with the exception of the estate work as further referenced.

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 the expiration of the due diligence period to move forward on the Starke property, the disposition of the proceeds from the Joan Rheaum Estate, further word on the listing of the Adkins property, and has been working on a vehicle donation to the Masonic Home.

V. MASONIC HOME:

General Counsel has been advised the ACHA matter has been resolved in our favor. General Counsel has been requested to and has reviewed the elevator contract for the Masonic Home, Walgreens immunization contract, Pinellas County School Board contract, Mobile Vision provider contract, and ARIA Dental Care contracts. 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 requisite documentation upon admission.

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 – SEPTEMBER

After a review of the List of Property Activity by County for the month of September, 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

- 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 4 Properties Committee Chairman R.:W.: Reed Rue**
The Dallas Adkins Property at 10616 Laburnum Drive, Port Richey, FL 34668
The property is not listed on the MLS yet as it is pending inspection.
- 5. 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 Properties Committee Report as printed and distributed. R.:W.: Rudin J. Boatright, Grand Treasurer, seconded the motion which carried.

The Grand Secretary informed the Board that the offer has been withdrawn for the Vacant Land in Starke, Florida, owned by the Masonic Charities of Florida, Inc. Furthermore, the listing agreement for the property has expired. After discussion, R.:W.: Glen B. Bishop, Senior Grand Warden, made a motion that we renew the listing agreement and list the property for \$599,900, pending review and approval of General Counsel. M.:W.: Thomas L. Turlington, 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 10:31 a.m. Benediction was then offered by R.:W.: Robert J. Lambert, Deputy Grand Master.

Respectfully submitted:



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

Approved:



Jeffrey S. Foster
Grand Master

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November 3, 2021

No. 9

At the request of the General Counsel, a poll of the Corporate Board of Directors was taken requesting the approval of a recommendation to list the Adkins's property located at 10616 Laburnum Drive, Port Richey, Florida, 34668, for \$139,900. The members voted as follows:

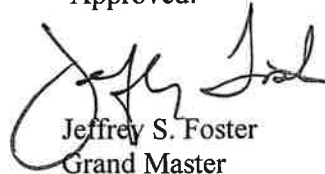
M.: W.:	Jeffrey S. Foster, Grand Master, Chairman	Yes
R.: W.:	Robert J. Lambert, Deputy Grand Master	Yes
R.: W.:	Glen B. Bishop, Senior Grand Warden	Yes
R.: W.:	Donald W. Cowart, Junior Grand Warden	Yes
R.: W.:	Rudin J. Boatright, Grand Treasurer	Yes
M.: W.:	Thomas L. Turlington, Jr., P.G.M.	Yes
R.: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

**MEETING OF THE CORPORATE BOARD
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OF FREE AND ACCEPTED MASONS OF FLORIDA**

November 10, 2021

No. 10

At the request of the Grand Secretary, a poll of the Corporate Board of Directors was taken requesting the approval to continue with Humana for the Grand Lodge and Masonic Home group health insurance. The members voted as follows:

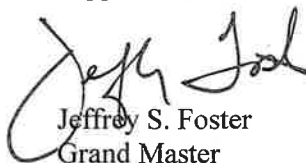
M.: W.: Jeffrey S. Foster, Grand Master, Chairman	Yes
R.: W.: Robert J. Lambert, Deputy Grand Master	Yes
R.: W.: Glen B. Bishop, Senior Grand Warden	Yes
R.: W.: Donald W. Cowart, Junior Grand Warden	Yes
R.: W.: Rudin J. Boatright, Grand Treasurer	Yes
M.: W.: Thomas L. Turlington, Jr., P.G.M.	Yes
R.: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

Respectfully submitted:

Approved:



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



Jeffrey S. Foster
Grand Master