

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

September 18, 2021

No. 6

A Meeting of the Corporate Board of Directors was called to order at 10:25 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
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.: Jack W. Hampton, Jr., W.: Jr. Grand Deacon	R.:W.: Francisco Moc, Dist. 28 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.: Ben S. Schwartz, W.: Jr. Grand Steward
Brother Michael R. Pender, Jr.	R.:W.: Robert W. Estell, Jr., P.D.D.G.M.
Brother James C. Lambert	R.:W.: Chester A. King, P.D.D.G.M.
R.:W.: Michael S. Griffin, P.D.D.G.M.	R.:W.: J. Paul Stellrecht, P.D.D.G.M.
W.: James E. Lambert, P.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. 5 of August 21, 2021. Motion carried.

MASONIC HOME ADMINISTRATOR’S REPORT – SEPTEMBER

- A letter prepared by the Administrator was submitted to and read by the Chairman of the Masonic Home of Florida Board of Trustees announcing her plan to retire from this position effective March 31, 2022. The Administrator will assist the Board of Trustees in finding a well-qualified replacement.
- The necessary COVID-19 Corona Virus precautions continue to be taken for the residents and the staff including the appropriate screening and routine testing per CDC guidelines. Due to the fact that there have been zero new positive cases in the last two weeks’ family visitation, dining room service, and modified group activity has resumed. Infection control and vaccine benefits training continues. Vaccine booster shots for the residents and the staff are expected in mid-October.
- Planning and design has begun on First Lady Hollyn Foster’s Masonic Home Project which is beautifying the resident outdoor courtyard and renovating the lobby restrooms with plans for completion in early 2022.
- Four contracts were submitted to our legal advisor for review as follows: Pinellas County School Board-Renewal of Mutual Agreement between the Masonic Home and Northshore Elementary; Aria Mobile Dental Services; Mobile Vision Services; and RD-Dining Menu and Nutritional Services.

LONG RANGE PLANNING COMMITTEE REPORT – SEPTEMBER

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.
2. Abode Builders fixed the door thresholds where some water intrusion was happening through the bottom of the doors during rainy periods on the Residences of Coffee Pot Bayou as noted in last month's report.
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 soon. The chiller that was down last month has been repaired and is up and running but still presents a potential problem and we need to follow through with an upgraded design for the existing chiller systems and cooling tower.
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 2 quotes; 1 from Tudi Mechanical for \$20,930 and 1 from Harper Mechanical for \$15,715 and hope to have a third quote soon so we can move forward.
5. We are moving forward with Harper Mechanical on AHU #9 and are waiting on equipment to be delivered and then scheduling.
6. AHU #14 is on our schedule for future replacement. Director Robertson will be securing quotes for this AHU in the future.
7. The management company for the Residences of Coffee Pot Bayou has requested approval of N & W Painting Corp to pressure wash the building and do some painting on the doors, fences, sidewalks, and decks for \$7,500. A motion was passed to allow them to proceed.
8. The following items at the Home have been replaced for general maintenance in the last month:
 - a) Replaced the fan bearing assembly on Huebsch dryer #2.
 - b) Replaced several door closers in the Nursing Center. Since all door closers were installed in 2004 they all seem to be failing about the same time after 17 years' service life.
 - c) The fire pump engine needed to have the coolant replaced and engine flushed and is now in good shape.
 - d) Replaced motor starter coil and midget fuses serving chilled water pump for the north chiller. Repaired wires at the terminal and replaced the terminal blocks.

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 September 18, 2021.

OPERATIONS COMMITTEE REPORT – SEPTEMBER

- A. Community restrictions remain in place due to COVID-19.
- B. Marketing:
 - i. Total of 66 residents; of which 22 are Private Pay with 10 non-Masonic, with 36 SNF and 30 ALF from the census breakdown report.
 - ii. Limited tours for visitors and guests are allowed to visit.
 - iii. BrandMETTLE has presented a detailed and highly technical plan to meet the Board of Trustees requested addition of 20 new Private Pay residents. The plan is within the existing budget and involves an aggressive marketing effort via Facebook and Google.
- 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. There was discussion as to timing and the process.
 - 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 Masonic Home Administrator's Report, the Long Range Planning Committee Report, and the Operations Committee Report for September as printed and distributed for September. Second was made by R.:W.: Glen B. Bishop, Senior Grand Warden, and the motion carried.

ADMISSIONS COMMITTEE REPORT – SEPTEMBER

During the month of September, 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 August of 2021.

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

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

NON-RESIDENT RELIEF REPORT – AUGUST

During the month of August, 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 August, and the Non-Resident Relief Report for the month of August. 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 AUGUST

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

ACCOUNT NO.	NAME:	ACCOUNT TYPE:
060 00-00 26293.008	Barta, Ernest (Private Pay)	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 August. 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 AUGUST

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

M.:W.: Thomas L. Turlington, Jr., P.G.M., made a motion for the adoption of the Credit Applications Report for the month of August which was seconded by R.:W.: Rudin J. Boatright, Grand Treasurer. Motion carried.

LIST OF ESTATE ACTIVITY FOR AUGUST

The Board then reviewed the List of Estate Activity for August. R.:W.: Rudin J. Boatright, Grand Treasurer, moved for acceptance of the report for the month of August 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 August for the Masonic Home Endowment Fund, Inc. (\$420,813.93). The Board then reviewed the funds available for the Masonic Home Building Fund (\$565,329.85).

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

MASONIC RELIEF FUND REPORT – AUGUST

During the month of August, 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 August as printed and distributed. Second was made by R.: W.: Donald W. Cowart, Junior Grand Warden, and the motion carried.

MASONIC HOME BUDGET REPORT – AUGUST

We report that we are currently 7.1% favorable to the budget (\$585k) 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 August 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 Final Order from the Court on the DeFrenn property quiet title action.

V. MASONIC HOME:

General Counsel has reviewed documentation prepared by outside counsel as required by the most recent legislation adopted by the Craft. General Counsel continues to work with the Administrator and outside counsel relating to an ACHA matter. General Counsel has been requested to and has reviewed the Status Telecom and Mirabito Gas contracts 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 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 – AUGUST

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

R.:W.: Rudin J. Boatright, Grand Treasurer, made a motion to approve the proposal from Copiri, Inc., (Amity) to add needed features to the app for The Grand Lodge of Florida members. R.:W.: Robert J. Lambert, Deputy Grand Master, seconded the motion which carried.

The Grand Secretary informed the Board that a verbal offer of \$450,000 was received for the Vacant Land in Starke, Florida, owned by the Masonic Charities of Florida, Inc. R.:W.: Robert J. Lambert, Deputy Grand Master, made a motion to make a counter offer of \$550,000 with a stipulation that the General Counsel would handle the closing and the title work and if a counter offer of \$500,000 or higher is received it can be accepted and the property can be sold. 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 10:46 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

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October 6, 2021

No. 7

At the request of the Grand Secretary, a poll of the Corporate Board of Directors was taken requesting the approval of a recommendation of M.: W.: Jeffrey S. Foster, Grand Master, to accept the offer of \$475,000 for the Masonic Charities of Florida, Inc., Vacant Land located at US Highway 301 South, Starke, Florida, 32091. 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