

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

January 15, 2022

No. 13

A Meeting of the Corporate Board of Directors was called to order at 10:00 a.m. at the Grand Lodge Building, Jacksonville, Florida, 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.: Chester A. King, P.D.D.G.M.
R.: W.: Michael S. Griffin, P.D.D.G.M.
Brother Michael R. Pender, Jr.
R.: W.: Tali Atala, P.D.D.G.M.
R.: W.: Kenneth E. Shaw, P.D.D.G.M.
R.: W.: William B. Dishman, D.D.G.M. Dist. 13

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. 12 of December 18, 2021. Motion carried.

MASONIC HOME ADMINISTRATOR'S REPORT – JANUARY

- The Masonic Home of Florida continues following all COVID-19 regulatory guidelines and are taking precautionary measures for the safety and well-being of the residents and staff. Routine testing and screening is conducted as needed.
- Most Worshipful Jeff Foster, Grand Master, will be holding a Town Hall Meeting with the residents on February 12th in order to spend time together, provide updates, and any answer questions they may have. All social distancing precautions will be followed and the residents are looking forward to this special event.
- We discussed on-going and increased staffing shortages impacting the Masonic Home of Florida and all senior living communities across the country, especially among Certified Nursing Assistants (CNA's) who are essential to the quality of care for residents. We conducted market research to determine what are competitive CNA pay rates based on the increased demand with adjustments to be made as needed.

LONG RANGE PLANNING COMMITTEE REPORT – JANUARY

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. We have put a hold on the chiller and cooling tower proposals and will perform ongoing maintenance and we were still waiting for proposals from two companies and can revisit this in the upcoming year.

After confirmation on securing a positive direction with the ALF renovation we will look at revisiting this scope of work by incorporating it into the design package and adjust the budget as needed.

2. We have received revised quotes from Harper Mechanical and Tudi Mechanical to date on the kitchen exhaust fan and are awaiting a last quote from Royal Air who was out this past week and we plan to make a decision on this project this coming week as the fan is becoming more of an issue.
3. We received one quote for the asphalt resurfacing from Am-Jet Asphalt for the parking lot and Director Robertson says he has a couple more quotes coming in and will bring this up in the near future for approval.
4. Harper Mechanical is expecting the air handler ordered to come in this month and will schedule accordingly.
5. AHU #14 is on our schedule for future replacement. We will continue seeking quotes for this AHU after the first of the year.
6. N & W Painting Corporation is still working on the apartment building and hopes to be completed by the end of the month.
7. Director Robertson is looking for a company to work on the underground fire main that is leaking and do repairs.
8. Director Robertson provided two quotes for security cameras for the overall property: All Phase Security for \$40,427 and Masada Security for \$39,506.50. After discussion, we will reach out to ADT, Simply Safe, or Safe Touch to see if a larger firm provides a better option.
9. After our meeting and walkthrough on December 4, 2021, we received three owner's representative firms and are continuing to search for construction teams as well as architectural firms who may be interested. We plan further discussion and a decision at our next Board Workshop on January 22, 2022.

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 January 18, 2021.

OPERATIONS COMMITTEE REPORT – JANUARY

- A. Community restrictions remain in place due to COVID-19.
- B. Marketing:
 - i. Total of 71 residents; of which 28 are Private Pay with 14 non-Masonic, with 43 SNF and 28 ALF from the census breakdown report.
 - ii. Limited tours for visitors and guests are allowed to visit.
 - iii. BrandMETTLE marketing is moving forward. A workshop is conducted weekly. BrandMETTLE is into the third month of their marketing push for new residents; leads are beginning to come in. The 2022 budget has been received and a detailed Stewardship Report will be presented at the February Board Meeting.
- C. Follow-up with Greystone continues during our workshop.
- D. Discussion on renovations and consulting services continues during the workshop.
- E. Other: Job Positions: Administrator – A task force has been formed and a search for an Administrator is being conducted through MedBest (an executive search company in only the Senior Living Industry). Current applicants are not qualified and/or licensed. The Chairman of the Board of Trustees and the Search Committee have started the interview process with prospective applicants.

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 January as printed and distributed. Second was made by R.:W.: Glen B. Bishop, Senior Grand Warden, and the motion carried.

ADMISSIONS COMMITTEE REPORT – JANUARY

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

No applications were received for Non-Resident Relief or Emergency Relief and \$1,400.00 was distributed for Non-Resident Relief Funds in December of 2021.

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

During the month of December, the following applications were approved by the Board of Trustees for admission to the Masonic Home: John and Ava Cotton, sponsored by Cornerstone Lodge No. 416.

NON-RESIDENT RELIEF REPORT – DECEMBER

During the month of December, Non-Resident Relief Funds in the amount of \$1,400.00 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 December, and the Non-Resident Relief Report for the month of December. 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 DECEMBER

During the month of December, the following new General Ledger Account Numbers were created:

ACCOUNT NO.	NAME:	ACCOUNT TYPE:
060 00-00 24792.001	Piasecki, Fred (Cash)	Liability
060 00-00 26299.008	Burris, Catherine (Private Pay)	Liability
060 00-00 26300.008	Taylor, Muriel (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 December. 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 DECEMBER**

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

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

LIST OF ESTATE ACTIVITY FOR DECEMBER

The Board then reviewed the List of Estate Activity for December. R.:W.: Rudin J. Boatright, Grand Treasurer, moved for acceptance of the report for the month of December 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 December for the Masonic Home Endowment Fund, Inc. (\$474,158.12). The Board then reviewed the funds available for the Masonic Home Building Fund (\$566,399.85).

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

MASONIC RELIEF FUND REPORT – DECEMBER

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

MASONIC HOME BUDGET REPORT – DECEMBER

We report that we are currently 5.0% favorable to the budget (\$412k) 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 December 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. MASONIC HOME:

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.: Stephen R. Gladstone, General Counsel, also reported that he conducted the closing for the sale of William B. Barnett Lodge No. 187 last week and has reviewed the contract for the sale of Tropical Lodge No. 56.

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 – DECEMBER

After a review of the List of Property Activity by County for the month of December, 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 \$599,900.
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 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 annual Perpetual Membership Interest Distribution to the Lodges of \$959,062.85 which yielded a 7.4411% return. R.: W.: Robert J. Lambert, Deputy Grand Master, seconded the motion which carried.

The Board then discussed the hiring of a new Administrator for the Masonic Home of Florida with the Chairman of the Board of Trustees.

The Grand Master announced that the next Corporate Board Meeting will be on Saturday, February 12, 2022, at 10:00 a.m. and will be held via video conference on Microsoft Teams.

There being no further business to come before the Corporate Board the meeting was closed at 10:27 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