

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

February 12, 2022

No. 14

A Meeting of the Corporate Board of Directors was called to order at 10:00 a.m. at Brandon Lodge No. 114, Brandon, 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.: 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.: Kevin D. Smithwick, D.D.G.M. Dist. 17	R.: W.: Michael S. Griffin, P.D.D.G.M.
R.: W.: Kenneth E. Shaw, P.D.D.G.M.	R.: W.: David S. Wenzel D.D.G.M. Dist. 20
W.: Julian M. Mackenzie, P.M.	W.: Harry P. Sheppell, Jr., P.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.: Gary J. Gamache, P.D.D.G.M.
R.: W.: J. Paul Stellrecht, P.D.D.G.M.	R.: W.: Larry D. Duff, P.D.D.G.M.
R.: W.: John Paniccia, P.D.D.G.M.	R.: W.: Dwight A. Wilson, P.D.D.G.M.
R.: W.: Anthony A. De Angelo, W.: Grand Historian	
R.: W.: Jack W. Hampton, Jr., W.: Junior Grand Deacon	
W.: J. Steven Davenport, W.M. Brandon Lodge No. 114	

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. 13 of January 15, 2022. Motion carried.

**MASONIC HOME ADMINISTRATOR'S REPORT – FEBRUARY**

- 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. Resident family visitation continues per recommended guidelines and dedicated Masonic Home Service Guild Volunteers have resumed serving residents in Corky's Cupboard and the Gift Shop.
- Most Worshipful Jeff Foster, Grand Master, and First Lady Hollyn Foster along with Grand Marshal Haskell Vest and his wife Joyce Vest held a Town Hall Meeting with the residents on February 12, 2022, which provided them with Fraternity and Masonic Home updates and excellent opportunities for interactive discussion which was appreciated by all.
- Further discussion continues regarding staffing concerns impacting our community and all other senior living communities. The increased, more competitive pay rates for Certified Nursing Assistants

(CNA's), for current and new staff, which were approved by the Board in January of 2022, were implemented and we are hoping to see increased candidates for open positions.

- We are beginning to see more interest in resident admissions and requests to tour our community.

### **LONG RANGE PLANNING COMMITTEE REPORT – FEBRUARY**

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. 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 and if not received we will revisit Harper Mechanical's quote for approval.
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 still waiting on the air handler ordered and will schedule accordingly.
5. Director Robertson provided four quotes for security cameras for the overall property; All Phase Security at \$40,427, Masada Security at \$39,506.50, Surveillance Technology at \$21,900, and ADT at \$23,727.52 plus \$149.56 for monthly service fees. Director Robertson's recommendation will be to proceed with Surveillance Technology.
6. Summary of the progress on our ALF renovation process will be addressed by the Board of Trustees Chairman further in the meeting.
7. Failed Equipment Report for the month is as follows:
  - a) Rebuilt brine valve, re-bed rock, and replaced resin in main water softener in main mechanical room. Resin was replaced eight years ago.
  - b) Replaced 4 glycerin filled gauges on hydronic pumps.
  - c) Replaced fan motors serving the hallway exhaust and isolation room in the Nursing Center.
  - d) Replaced worn out actuator on heat side and fan motor in fan coil unit in Room 202 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 February 12, 2022.

### **OPERATIONS COMMITTEE REPORT – FEBRUARY**

- A. Community restrictions remain in place due to COVID-19.
- B. Marketing:
  - i. Total of 70 residents; of which 27 are Private Pay with 13 non-Masonic, with 41 SNF and 29 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 fourth month of their marketing push for new residents; leads are beginning to come in.
- 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). The Chairman of the Board of Trustees and the Search Committee have started the in-person interview process with prospective applicants. Potential and excellent candidates have been recently interviewed.

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

## **ADMISSIONS COMMITTEE REPORT – FEBRUARY**

During the month of February, one application was received for review by the Admissions Committee for admission to the Masonic Home. The following application was approved for admission to the Masonic Home of Florida: Geraldine Simmons, sponsored by Sarasota Lodge No. 147.

No applications were received for Non-Resident Relief or Emergency Relief and \$1,400.00 was distributed for Non-Resident Relief Funds in January of 2022.

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

During the month of January, there were no applications approved by the Board of Trustees for admission to the Masonic Home.

## **NON-RESIDENT RELIEF REPORT – JANUARY**

During the month of January, 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 January, and the Non-Resident Relief Report for the month of January. 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 JANUARY**

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

ACCOUNT NO.	NAME:	ACCOUNT TYPE:
060 00-00 24793.001	Cotton, John (Cash)	Liability
060 00-00 24794.001	Cotton, Ava (Cash)	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 January. 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 JANUARY**

During the month of January, 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 January which was seconded by R.:W.: Rudin J. Boatright, Grand Treasurer. Motion carried.

## **LIST OF ESTATE ACTIVITY FOR JANUARY**

The Board then reviewed the List of Estate Activity for January. R.:W.: Rudin J. Boatright, Grand Treasurer, moved for acceptance of the report for the month of January 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 January for the Masonic Home Endowment Fund, Inc. (\$492,879.22). The Board then reviewed the funds available for the Masonic Home Building Fund (\$566,399.85). During the month of January there were no undesignated funds received for Estates and Wills and deposited into the Masonic Home Building fund and the year to date total received is \$1,000.00. In addition, the funds from an estate in the amount of \$10,000 were received for the Fraternal Administrative Endowment Fund in January.

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

**MASONIC RELIEF FUND REPORT – JANUARY**

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

**MASONIC HOME BUDGET REPORT – JANUARY**

We report that we are currently 6.1% favorable to the budget (\$503k) 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 January 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. General Counsel is awaiting documentation from a recently deceased Brother.

**III. PROPERTIES:**

General Counsel is working with members of the Properties Committee on newly acquired properties. General Counsel reviewed the listing agreement for the John Cotton Property located in Broward County with a listing price of \$345,000.

**IV. 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. General Counsel has also reviewed a Consultant Agreement for our current Administrator.

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 – JANUARY

After a review of the List of Property Activity by County for the month of January, 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**  
The title issue is resolved and the property is ready to list for sale.

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 a proposed addition to the Budget Manual: A-439 – MASONIC RENEWAL COMMITTEE OF NORTH AMERICA; GL# 010 30-00 62257.500; to provide funding to the Masonic Renewal Committee of North America for their efforts of assisting Lodges in membership retention and recruitment. 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 Therapy Services Agreement between the Masonic Home of Florida and HealthPRO Heritage Rehab & Fitness, LLC. 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 Wellness Program Agreement between the Masonic Home of Florida and HealthPRO Heritage, LLC. 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 10:24 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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February 24, 2022

No. 15

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 accept the offer of \$345,000 for the Cotton Property located at 7760 NW 15<sup>th</sup> Street, Pembroke Pines, Florida, 33024. The members voted as follows:

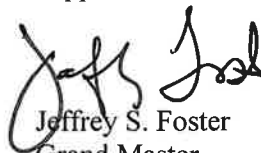
M.:W.: Jeffrey S. Foster, Grand Master, Chairman	Yes
R.:W.: Robert J. Lambert, Deputy Grand Master	Yes
R.:W.: Glen B. Bishop, Senior Grand Warden	Yes
R.:W.: Donald W. Cowart, Junior Grand Warden	Yes
R.:W.: Rudin J. Boatright, Grand Treasurer	Yes
M.:W.: Thomas L. Turlington, Jr., P.G.M.	Yes
R.:W.: Haskell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