

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

March 19, 2022

No. 16

A Meeting of the Corporate Board of Directors was called to order at 9:59 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.: Lawrence A. Williamson, P.D.D.G.M.	R.:W.: Michael S. Griffin, P.D.D.G.M.
W.: Julian M. Mackenzie, P.M.	R.:W.: J. Paul Stellrecht, P.D.D.G.M.
R.:W.: Kenneth E. Shaw, P.D.D.G.M.	R.:W.: Charles A. Dyer, P.D.D.G.M.
R.:W.: William B. Dishman, D.D.G.M. Dist. 13	R.:W.: Kevin D. Smithwick, D.D.G.M. Dist. 17
R.:W.: Robert J. Lippek, D.D.G.M. Dist. 24	

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. 14 of February 12, 2022, and Poll No. 15 of February 24, 2022. Motion carried.

MASONIC HOME ADMINISTRATOR'S REPORT – MARCH

- The Masonic Home of Florida continues observing all recommended guidelines regarding COVID-19. Routine testing is conducted as directed and there have been no positive cases involving residents or staff for several months.
- Lisa Tsotsos, Administrator, is retiring on March 31, 2022, after joining the Masonic Home of Florida in January of 1991. It has been my honor and pleasure to have served the Masonic Home and The Grand Lodge of Florida all these years and I sincerely appreciate the opportunity to be of service to this wonderful organization.
- Renee Verrier assumed the role of Administrator at the Masonic Home of Florida on March 16, 2022, and she and Lisa Tsotsos are working together to make the leadership transition as smooth as possible for the residents and staff.
- Based on the increased demand for healthcare professionals to serve our residents and provide continuity of care, the Masonic Home is focused on recruitment and retention efforts of all staff, with a special emphasis on nurses. Market research will be conducted on competitive nurse salaries to determine if wages should be increased at the Masonic Home of Florida with findings and recommendations reported to the Board of Trustees at the April 2022 Meeting.

LONG RANGE PLANNING COMMITTEE REPORT – MARCH

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. Harper Mechanical is waiting on the new Greenheck fresh air fan to be installed on the roof of the kitchen. The contractor says it might be next week but will get started as soon as the fan is received.
2. 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.
3. Air Handler #9 is complete and running well. The replacement took six days. Harper did a great job retrofitting the new box to the old ductwork and the new electronic control is in place to be wired when a BAS is installed for the entire facility.
4. Surveillance Technology security camera contractor is ready to start the upgrade/installation of new cameras and may begin the week of the 21st.
5. Fire sprinkler contractor VSC is taking another look at the Kunkle valve for the fire pump. It may need rebuilding as during the last pressure test an underground leak developed outside the building and needs to be addressed prior to the next pressure test. Further evaluation and research are being done to rectify this situation.
6. We have put a hold on the chiller and cooling tower proposals and will perform ongoing maintenance. This scope of work will be revisited by incorporating it into the design package and adjust the budget as needed.
7. The First Lady's Project has been started and progress continues in the courtyards. A review of the restrooms will be determined to see what can be done for the project.
8. Failed Equipment Report for the month is as follows:
 - a) Reset tripped display board and replaced two drive belts on the Milnor washer #3 in the main laundry.
 - b) Replaced 3HP Insinkerator garbage disposal in the dish room in the main kitchen. The old one will be taken to a motor shop for a possible rebuild.
 - c) Replaced cold side synchro motor on the fan coil unit in Room 322W.

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 March 19, 2022.

OPERATIONS COMMITTEE REPORT – MARCH

- A. Community restrictions remain in place due to COVID-19.
- B. Marketing:
 - i. Total of 69 residents; of which 25 are Private Pay with 11 non-Masonic, with 40 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 as needed. BrandMETTLE is into the fifth 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. PURE Project Management has been selected as the management construction representative. An agreement including the final terms are in current negotiations and will be submitted to the Corporate Board for final approval.
- E. Other: Job Positions: Administrator – Ms. Renee Verrier has been selected and started the position on March 16, 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 March as printed and distributed. Second was made by R.:W.: Glen B. Bishop, Senior Grand Warden, and the motion carried.

ADMISSIONS COMMITTEE REPORT – MARCH

During the month of March, three applications were received for review by the Admissions Committee for admission to the Masonic Home. The following applications were approved for admission to the Masonic Home of Florida: Gwendolyn Vitsaras, sponsored by Northside Lodge No. 283, and Robert Kenny, sponsored by Boynton Lodge No. 236. The third application is being reported indeterminate as the applicant is reviewing alternatives.

One application was received for Non-Resident Relief and approved by the Admissions Committee for a term of three months. One application for Emergency Relief was approved and no Non-Resident Relief Funds were distributed in February of 2022.

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

During the month of February, the following application was approved by the Board of Trustees for admission to the Masonic Home: Geraldine Simmons, sponsored by Sarasota Lodge No. 147.

NON-RESIDENT RELIEF REPORT – FEBRUARY

During the month of February, 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 February, and the Non-Resident Relief Report for the month of February. 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 FEBRUARY

During the month of February, no new General Ledger Account Numbers were created.

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 February. 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 FEBRUARY

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

LIST OF ESTATE ACTIVITY FOR FEBRUARY

The Board then reviewed the List of Estate Activity for February. R.:W.: Rudin J. Boatright, Grand Treasurer, moved for acceptance of the report for the month of February 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 February for the Masonic Home Endowment Fund, Inc. (\$494,811.86). The Board then reviewed the funds available for the Masonic Home Building Fund (\$566,399.85). During the month of February 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 February.

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

MASONIC RELIEF FUND REPORT – FEBRUARY

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

MASONIC HOME BUDGET REPORT – FEBRUARY

We report that we are currently 7.1% favorable to the budget (\$580k) 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 February 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.

IV. MASONIC HOME:

General Counsel has reviewed the PURE owner's representative contract for property management 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. 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 – FEBRUARY

After a review of the List of Property Activity by County for the month of February, 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 the annual contribution to the Most Worshipful Grand Lodge of F. & A.M. of Florida Employee Pension Plan and Trust in the amount of \$91,272.68, which was seconded by R.: W.: Robert J. Lambert, Deputy Grand Master. Motion carried.

R.: W.: Robert J. Lambert, Deputy Grand Master, made a motion to approve the list of Distinguished Guests for the 193rd Annual Grand Communication. R.: W.: Glen B. Bishop, Senior Grand Warden, seconded the motion which carried.

There being no further business to come before the Corporate Board the meeting was closed at 10:16 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