

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

April 16, 2022

No. 17

A Meeting of the Corporate Board of Directors was called to order at 10:00 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  
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

Absent: R.: W.: Rudin J. Boatright, Grand Treasurer (Excused)

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.: Michael S. Griffin, P.D.D.G.M.
R.: W.: J. Paul Stellrecht, P.D.D.G.M.	R.: W.: Rick Wendling, 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.: Dwight A. Wilson, P.D.D.G.M.	R.: W.: Jeffrey W. Meister, Sr., P.D.D.G.M.
R.: W.: Anthony A. De Angelo, W.: Grand Historian	

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. 16 of March 19, 2022. Motion carried.

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

- 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.
- The Home's annual health inspection and life safety survey occurred this past month. The Masonic Home of Florida received 8 citations (6 life safety and 2 healthcare) and all items are in the process of being corrected and the plan of correction will be submitted the week of April 22, 2022. All citations were low level and should not affect overall ratings.
- Renee Verrier discussed House Bill 1239 which was signed on April 6, 2022. This bill reduces the CNA staffing requirement but does not change the 3.6 overall hours per patient per day so there will be little change at the Home level.
- Market Research was conducted on competitive nurse salaries. Based on the findings Renee Verrier proposed a wage increase for the starting wage at the Masonic Home of Florida. Renee Verrier will send the wage research summary to the Board of Trustees for review.
- Renee Verrier presented a request to add a building management tracking tool called "Tels" for the facilities manager. This is a web-based platform used to manage life safety, preventative maintenance schedules, work orders, and asset management. This system does have a monthly cost of \$129. Renee

Verrier will be sending the Long Range Planning Committee a copy of the system information for review.

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

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. With one chiller down waiting on parts and issues arising to the second chiller and cooling tower we have sought out quotes for a 250 Ton Air Cooled Chiller for redundancy in the event we lose either the second chiller or cooling tower. As soon as we get two competitive quotes, we intend to make a selection and get it on order. We have also looked at pricing for a temporary rental chiller monthly with the initial first month at \$57,575 and each month thereafter \$28,720 as needed. The committee's thoughts are once we get Architects and Engineers under contract for the ALF Renovation we intend to have them look at a redesign for the complete system to integrate into the existing building complex and add to the budget. If quotes are received by next week we intend to review and send for approval.
2. Harper Mechanical is waiting on the new Greenheck fresh air fan to be installed on the roof of the kitchen. The contractor is hoping it might be in soon pending manufacturer delay of a curb adapter but will get started as soon as received.
3. We received one quote for the asphalt resurfacing from Am-Jet Asphalt for the parking lot and Director Robertson is still researching other quotes and will bring this up in the near future.
4. Surveillance Technology security camera contractor is complete with the installation and it is working well. There are two monitors installed in the Security Office and one at the reception desk.
5. Fire sprinkler contractor VSC is expected to be out soon to review the fire pump situation as per previous issues with leakage and failures by valves.
6. The First Lady's Project continues in the courtyards. Furniture for the courtyard and tile for the bathrooms is starting to arrive and is stored until needed.
7. A complete clean out of the North Hall is almost complete prior to the renovation.
8. The contract for the lawn maintenance and landscaping will be up for renewal and Director Robertson has sought out quotes as the existing company being used is going up \$1,000 per month to \$4,795. We have 2 quotes: one for \$3,750 and another one for \$3,042 per month. We will discuss with the existing company to see if he will come down on his price and if not we intend to go with Strategic Building Services at \$3,750.
9. Failed Equipment Report for the month is as follows:
  - a) Replaced Taco domestic recirculating pump and motor on heat exchanger in main mechanical room.
  - b) Replaced two or more door closers in the Nursing Center. We expect that all will fail at some point in the near future since they are all 18 years old.
  - c) Both chillers failed due to different issues at different times. Parts are in for one and the other continues to be down. Parts are arriving soon and an extended report will follow.

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 April 16, 2022.

### **OPERATIONS COMMITTEE REPORT – APRIL**

- 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 37 SNF and 32 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 sixth month of their marketing push for new residents; leads are beginning to come in.
  - iv. The recent publication of The Florida Mason has sparked a lot of interest about our home, resulting in several new inquiries.

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

**ADMISSIONS COMMITTEE REPORT – APRIL**

During the month of April, 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; \$2,500 was distributed for Non-Resident Relief and \$666.67 was distributed for Emergency Relief in March of 2022.

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

During the month of March, the following applications were approved by the Board of Trustees for admission to the Masonic Home: Gwendolyn Vitsaras, sponsored by Northside Lodge No. 283; and Robert Kenny, sponsored by Boynton Lodge No. 236.

**NON-RESIDENT RELIEF REPORT – MARCH**

During the month of March, Non-Resident Relief Funds in the amount of \$2,500 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 March, and the Non-Resident Relief Report for the month of March. 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 MARCH**

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

ACCOUNT NO.	NAME:	ACCOUNT TYPE:
060 00-00 24795.001	Simmons, Geraldine (Cash)	Liability
*060 00-00 26301.008	Smith, David (Private Pay)	Liability
*060 00-00 26302.008	Demeire, Lea (Private Pay)	Liability
060 00-00 26303.008	Kunitsky, Beverly (Private Pay)	Liability

\*These two accounts were previously created but not reported.

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 March. 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 MARCH**

During the month of March, 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 March which was seconded by R.:W.: Robert J. Lambert, Deputy Grand Master. Motion carried.

**LIST OF ESTATE ACTIVITY FOR MARCH**

The Board then reviewed the List of Estate Activity for March. R.:W.: Robert J. Lambert, Deputy Grand Master, moved for acceptance of the report for the month of March as printed and distributed. Second was made by R.:W.: Glen B. Bishop, Senior Grand Warden, 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 March for the Masonic Home Endowment Fund, Inc. (\$504,806.16). The Board then reviewed the funds available for the Masonic Home Building Fund (\$566,399.85). During the month of March 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, year to date funds from an estate in the amount of \$10,000 were received for the Fraternal Administrative Endowment Fund.

R.:W.: Glen B. Bishop, Senior Grand Warden, made a motion for acceptance of the reports for the month of March which was seconded by R.:W.: Donald W. Cowart, Junior Grand Warden, and the motion carried.

**MASONIC RELIEF FUND REPORT – MARCH**

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

R.:W.: Donald W. Cowart, Junior Grand Warden, made a motion for acceptance of the report for March as printed and distributed. Second was made by R.:W.: Haskell R. Vest, Jr., P.D.D.G.M., and the motion carried.

**MASONIC HOME BUDGET REPORT – MARCH**

We report that we are currently 6.3% favorable to the budget (\$580k) for the fiscal year before any contingency is used.

R.:W.: Glen B. Bishop, Senior Grand Warden, made a motion for acceptance of the Masonic Home Budget Report for March 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 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.

The Grand Master and the Grand Secretary commended R.: W.: Stephen R. Gladstone, General Counsel, for all the hard work he does for the Grand Lodge, Masonic Home, and the Lodges throughout the State of Florida.

### LIST OF PROPERTY ACTIVITY BY COUNTY – MARCH

After a review of the List of Property Activity by County for the month of March, 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 we are still working on the listing.

M.: W.: Thomas L. Turlington, Jr., P.G.M., made a motion to accept the Properties Committee Report as printed and distributed. R.: W.: Robert J. Lambert, Deputy Grand Master, seconded the motion which carried.

The Grand Master thanked the Corporate Board members for their hard work and dedication during the year. The Deputy Grand Master then commended the Grand Master for his leadership and patience with the business that came before him this year and that he handled it with great skill.

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

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April 29, 2022

No. 18

At the request of the Grand Master, a poll of the Corporate Board of Directors was taken requesting the approval to distribute the 2022-2023 Proposed Budget for the Masonic Home and The Grand Lodge of Florida as well as the Statement of Condition and refer them to the appropriate committees for final review. 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