

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

May 29, 2022

No. 19

A Meeting of the Corporate Board of Directors was called to order at 1:48 p.m. at the Rosen Plaza Hotel in Orlando, Florida 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
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.: Chester A. King, P.D.D.G.M.	R.: W.: Kenneth E. Shaw, P.D.D.G.M.
R.: W.: Lawrence A. Williamson, P.D.D.G.M.	Brother Michael R. Pender, Jr.
R.: W.: William B. Dishman, D.D.G.M. Dist. 13	R.: W.: Kevin D. Smithwick, D.D.G.M. Dist. 17
R.: W.: John N. Dragneff, P.D.D.G.M.	W.: Julian M. Mackenzie, P.M.
R.: W.: Tali Atala, P.D.D.G.M.	R.: W.: Gary J. Gamache, Sr., P.D.D.G.M.
R.: W.: Anthony A. De Angelo, W.: Grand Historian	R.: W.: R. Michael Hinson, P.D.D.G.M.
R.: W.: Jack W. Hampton, Jr., W.: Junior Grand Deacon	

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. 17 of April 16, 2022, and Poll No. 18 of April 29, 2022. Motion carried.

MASONIC HOME ADMINISTRATOR'S REPORT – MAY

- The center's annual health inspection and life safety survey revisit occurred this past month. The Masonic Home of Florida cleared all citations. As of February of 2022 the center is a five star rating for quality of care and a two star rating for overall inspections. The inspection portion will not change until a 2020 citation (level 2) drops off the calculation methodology.
- Renee Verrier discussed the center's efforts to eliminate agency use within the center. During the months of April and May the center hired 13 new staff members (4 Nurses, 6 C.N.A.'s, 1 Activity Aide, 1 Dietary Aide, and 1 Laundry Aide). Our second employment open house will take place in June.
- Renee Verrier discussed the center's movement to electronic medical records. Effective May 1, 2022, all nursing notes, nursing assessments, activity assessments and notes, social service assessments and notes, as well as vaccinations, diagnosis, and vital signs are now being charted in PCC. The staff has performed very well during this transition and we can already see improvement in our ability to respond quickly to changes in medical conditions.
- The center has expanded in house activities adding additional entertainers and events. The staff and the residents recently celebrated National Nursing Home Week with daily events/celebrations including a BBQ and a petting zoo. The residents are very pleased to begin having a small sense of normal within the center.

LONG RANGE PLANNING COMMITTEE REPORT – MAY

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 are still evaluating pricing on chiller replacements and the cooling tower. We have sought out quotes for a 250 Ton Air Cooled Chiller but have both chillers and the tower working at the present time. Director Robertson met with Jason Rogers from Trane who will be submitting a quote for us on the chiller issue. He also called Brian Powers from ConServ Mechanical and George Rivera from C.E.S. Mechanical and is awaiting for replies. We have one quote from Harper Mechanical and as soon as we get two competitive quotes, we intend to evaluate our best course of action. We have also looked at pricing for renting a temporary chiller monthly. We still believe our best approach might be 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 that to the budget.
2. Harper Mechanical has completed the installation of the new Greenheck fresh air fan on the roof of the kitchen.
3. Fire sprinkler contractor VSC did not show for fire pump testing and Piper Fire was called and tested the pump and we received a satisfactory report.
4. The First Lady's Project continues in the courtyards and bathrooms with some delays due to plumbing issues but is near completion.
5. A walkthrough with potential Architects and Engineers was held on Tuesday, May 24, 2022, with PURE Project Management, our consultant who will lead the ALF renovation. PURE Project Management will follow up with the Board on the next steps.
6. Administrator Renee Verrier introduced a program called TELS, which is a computer web-based software program to assist on scheduling, reports, and asset management. The cost is \$129.00 per month and this committee approves with a motion to move forward with this operating software.
7. We are doing further evaluations on emergency preparedness for hurricane season.
8. Failed Equipment Report for the month is as follows:
 - a) Replaced evaporator fan and motor in doors of the reach in refrigerator in the kitchen.

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 May 29, 2022.

OPERATIONS COMMITTEE REPORT – MAY

- A. Community restrictions remain in place due to COVID-19.
- B. Marketing:
 - i. Total of 69 residents; of which 24 are Private Pay with 10 non-Masonic, with 36 SNF and 33 ALF from the census breakdown report.
 - ii. Limited tours for visitors and guests are allowed to visit.
 - iii. BrandMETTLE marketing is "on hold" and a workshop is conducted as needed
- 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:
 - i. The Masonic Communities & Service Association (MCSA) conference is scheduled for June 5-7, 2022, in Mystic, Connecticut. Chairman R.:W.: Chester A. King and R.:W.: Glen L. Garner will be attending this educational and networking conference.
 - ii. Job Positions: Assistant Administrator remains pending.

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

ADMISSIONS COMMITTEE REPORT – MAY

During the month of May, 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 \$2,500 was distributed for Non-Resident Relief in April of 2022.

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

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

NON-RESIDENT RELIEF REPORT – APRIL

During the month of April, 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 April, and the Non-Resident Relief Report for the month of April. 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 APRIL

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

ACCOUNT NO.	NAME:	ACCOUNT TYPE:
060 00-00 26304.008	Roy, Rayferd (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 April. Second was made by R.:W.: Robert J. Lambert, Deputy Grand Master, and the motion carried.

CREDIT APPLICATIONS REPORT GRAND LODGE AND MASONIC HOME OF FLORIDA FOR APRIL

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

R.:W.: Robert J. Lambert, Deputy Grand Master, made a motion for the adoption of the Credit Applications Report for the month of April which was seconded by R.:W.: Glen B. Bishop, Senior Grand Warden. Motion carried.

LIST OF ESTATE ACTIVITY FOR APRIL

The Board then reviewed the List of Estate Activity for April. R.:W.: Glen B. Bishop, Senior Grand Warden, moved for acceptance of the report for the month of April as printed and distributed. Second was made by R.:W.: Donald W. Cowart, Junior 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 April for the Masonic Home Endowment Fund, Inc. (\$2,998.37). The Board then reviewed the funds available for the Masonic Home Building Fund (\$566,399.85). During the month of April there were no undesignated funds received for Estates and Wills and deposited into the Masonic Home Building Fund.

R.: W.: Donald W. Cowart, Junior Grand Warden, made a motion for acceptance of the reports for the month of April which was seconded by R.: W.: Haskell R. Vest, Jr., P.D.D.G.M., and the motion carried.

MASONIC RELIEF FUND REPORT – APRIL

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

R.: W.: Haskell R. Vest, Jr., P.D.D.G.M., made a motion for acceptance of the report for April as printed and distributed. Second was made by R.: W.: Robert J. Lambert, Deputy Grand Master, and the motion carried.

MASONIC HOME BUDGET REPORT – APRIL

We report that we are currently 0.4% favorable to the draft budget (\$36.9k) after one month of 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 April 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 completed the annual audit requested by Howard & Company, CPAs. General Counsel has not, since our last report, been requested to review any documentation from the Grand Lodge Office with the exception of estate work as further referenced.

II. ESTATES:

The funds from the Clendenning Trust litigation are expected to be tendered to Grand Lodge in the next few weeks. 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. The DeFrenn property litigation has finally been resolved and the property is ready to be sold.

IV. MASONIC HOME:

General Counsel has reviewed the Professional Services Agreement with PURE Project Management presented by the Board of Trustees and the fire alarm test certification contracts presented by Bob Robertson. 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.

LIST OF PROPERTY ACTIVITY BY COUNTY – APRIL

After a review of the List of Property Activity by County for the month of April, 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 R.: W.: Robert J. Lambert, Deputy Grand Master, 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.

R.: W.: Robert J. Lambert, Deputy Grand Master, made a motion to accept the Properties Committee Report as printed and distributed. 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 PURE Project Management Agreement. R.: W.: Donald W. Cowart, Junior Grand Warden, seconded the motion which carried.

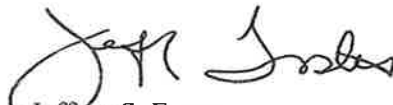
There being no further business to come before the Corporate Board the meeting was closed at 2:18 p.m. Benediction was then offered by R.: W.: Glen B. Bishop, Senior Grand Warden.

Respectfully submitted:



Richard E. Lynn, P.G.M., Grand Secretary
Secretary to the Board

Approved:



Jeffrey S. Foster
Grand Master

Motion was made by M.: W.: Jeffrey S. Foster, P.G.M., and seconded by R.: W.: Rudin J. Boatright, Grand Treasurer, that the Investment Management Agreement for the Masonic Home Endowment Fund between The Most Worshipful Grand Lodge of Free and Accepted Masons of Florida and Bank of New York Mellon be extended for the ensuing year, with the Masonic Home Endowment and Investment Committee reviewing their performance. Motion carried.

Motion was made by R.: W.: Rudin J. Boatright, Grand Treasurer, and seconded by R.: W.: Glen B. Bishop, Deputy Grand Master, that the Grand Master's coins be sold for \$15.00 for the painted bronze and \$60.00 for all silver coins received from the Grand Secretary with the exception of the three coins that are delivered to the Grand Master, Grand Marshal, and Museum for their personal use and the bobble heads will be sold for \$30.00. Motion carried.

Motion was made by R.: W.: Glen B. Bishop, Deputy Grand Master, and seconded by R.: W.: Donald W. Cowart, Senior Grand Warden, to set the cost for the sale of the Grand Master's FA-100 Tie Fundraiser Program as follows: Long Ties for \$50.00; Bow Ties (pre-tied or self-tie) for \$50.00; Bow Ties and Cumberbund Set for \$75.00; and Vests for \$75.00. Motion carried.

The Grand Master requested that the Grand Secretary prepare the monthly Corporate Board Agenda and distribute it to each Board Member the week prior to the Corporate Board Meeting.

Motion was made by R.: W.: Donald W. Cowart, Senior Grand Warden, and seconded by R.: W.: Taleb T. Atala, Junior Grand Warden, that the petty cash in the Grand Secretary's Office be continued at the present amount. Motion carried.

Motion was made by R.: W.: Taleb T. Atala, Junior Grand Warden, and seconded by R.: W.: Anthony A. De Angelo, P.D.D.G.M., that the Minutes of the 193rd Annual Grand Communication, having not been read in the Annual Grand Communication, be published and distributed in the Proceedings after having been reviewed by the Grand Master and immediate Past Grand Master. Motion carried.

The Grand Master discussed proposed guidelines for the Properties Committee. Motion was made by R.: W.: Anthony A. De Angelo, P.D.D.G.M., and seconded by M.: W.: Jeffrey S. Foster, P.G.M., for the guidelines to remain the same. Motion carried.

The Grand Master announced that the next Corporate Board Meeting will be held June 18, 2022, at 10:00 a.m. at Winter Park Lodge No. 239.

Prior to closing, the Benediction was given by R.: W.: Donald W. Cowart, Senior Grand Warden.

There being no further business, M.: W.: Robert J. Lambert, Grand Master, Chairman, closed the meeting at 2:43 p.m.

Respectfully submitted:



Richard E. Lynn, P.G.M.
Secretary to the Board

Approved:



Robert J. Lambert
Grand Master

**MEETING OF THE CORPORATE BOARD
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June 3, 2022

No. 2

At the request of the Grand Master, a poll of the Corporate Board of Directors was taken for approval of the recommendation of the State Chairman of the Properties Committee to reject the Letter of Intent from Piedmont Companies of \$175,000 and accept the offer from Sector Six IO LLC, for \$225,000 for the Estate of C. Dean and Madeline T. Anderson property located at 00 Sweet Bay Lane, Hickory, North Carolina. The members voted as follows:


M.: W.:. Robert J. Lambert, Grand Master, Chairman	Yes
R.: W.:. Glen B. Bishop, Deputy Grand Master	Yes
R.: W.:. Donald W. Cowart, Senior Grand Warden	Yes
R.: W.:. Taleb T. Atala, Junior Grand Warden	Yes
R.: W.:. Rudin J. Boatright, Grand Treasurer	Yes
M.: W.:. Jeffrey S. Foster, P.G.M.	Yes
R.: W.:. Anthony A. De Angelo., P.D.D.G.M.	Yes

Respectfully submitted:



Richard E. Lynn, P.G.M., Grand Secretary
Secretary to the Board

Approved:



Robert J. Lambert
Grand Master

**MEETING OF THE CORPORATE BOARD
OF THE MOST WORSHIPFUL GRAND LODGE
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June 7, 2022

No. 3

At the request of the Grand Master, a poll of the Corporate Board of Directors was taken for approval of the recommendation of the State Chairman of the Properties Committee to list the DeFrenn Property located at 13 Pinewood Boulevard, Lehigh Acres, FL, 33936, for \$99,900. The members voted as follows:

M.: W.:	Robert J. Lambert, Grand Master, Chairman	Yes
R.: W.:	Glen B. Bishop, Deputy Grand Master	Yes
R.: W.:	Donald W. Cowart, Senior Grand Warden	Yes
R.: W.:	Taleb T. Atala, Junior Grand Warden	Yes
R.: W.:	Rudin J. Boatright, Grand Treasurer	Yes
M.: W.:	Jeffrey S. Foster, P.G.M.	Yes
R.: W.:	Anthony A. De Angelo., P.D.D.G.M.	Yes

Respectfully submitted:

Approved:



Richard E. Lynn, P.G.M., Grand Secretary
Secretary to the Board



Robert J. Lambert
Grand Master