

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

June 18, 2022

No. 4

A Meeting of the Corporate Board of Directors was called to order at 1:30 p.m. at Winter Park Lodge No. 239 in Winter Park, Florida, by M.: W.: Robert J. Lambert, Grand Master, Chairman, with the following members present:

M.: W.: Robert J. Lambert, Grand Master, Chairman
R.: W.: Glen B. Bishop, Deputy Grand Master
R.: W.: Donald W. Cowart, Senior Grand Warden
R.: W.: Taleb T. Atala, Junior Grand Warden
R.: W.: Rudin J. Boatright, Grand Treasurer
M.: W.: Jeffrey S. Foster, P.G.M.
R.: W.: Anthony A. De Angelo, 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.: Julian M. Mackenzie, D.D.G.M. Dist. 19
R.: W.: Michael S. Griffin, P.D.D.G.M.	R.: W.: Antonio C. Chavez, W.: Grand Orator
R.: W.: Rick Wendling, P.D.D.G.M.	R.: W.: Haskell R. Vest, Jr., P.D.D.G.M.
R.: W.: Jack W. Hampton, Jr., W.: Grand Historian	R.: W.: Chester A. King, P.D.D.G.M.
R.: W.: Kevin D. Smithwick, P.D.D.G.M.	Brother Mark L. Tishman

The Pledge of Allegiance to the American Flag was led by M.: W.: Robert J. Lambert, Grand Master, and prayer was offered by R.: W.: Glen B. Bishop, Deputy Grand Master. The Grand Master introduced the members of the Board and others present.

A motion was made by R.: W.: Glen B. Bishop, Deputy Grand Master, and seconded by R.: W.: Donald W. Cowart, Senior Grand Warden, to approve the Minutes of Corporate Board Meeting No. 19 of May 29, 2022; Organizational Meeting of June 1, 2022; Poll No. 2 of June 3, 2022; and Poll No. 3 of June 7, 2022. Motion carried.

MASONIC HOME ADMINISTRATOR'S REPORT – JUNE

- The Masonic Home experienced a COVID-19 outbreak which began on May 30, 2022. We had 17 residents and 12 staff members affected by this outbreak. Currently all residents have been cleared and only one employee remains affected. We thank the Board for all of your support. Unfortunately, I do believe these bursts of COVID are a permanent part of life moving forward and our focus is to manage the outbreak to the best of our ability for the safety of our residents and staff.
- Although recruitment efforts have been very successful for many positions we continue to struggle in attracting licensed nurses. A proposal for starting wage adjustments was presented in April of which the starting wages for LPN's and RN's would increase and in house employees would be adjusted. This wage increase will not have a negative impact on the financial statement as these new employees will replace the need for high dollar agency use.
- The Florida Department of Health has advised they will no longer be supplying COVID-19 testing kits. The Home has connected with Abbott (the producer of the BinaxNOW kits) for a 1 year agreement to automatically ship 2 boxes per month. These are \$200 per box which is the cheapest we can obtain. Once the agreement is received it will be forwarded to legal for review.
- The Masonic Home is requesting a change in ancillary service providers for the following: Optometry, Podiatry, and Dermatology. The new company will be the MedServ Group. Legal has already reviewed and approved these agreements on May 29, 2022.

- The current Masonic Home Employee Handbook is being revised. One completed a copy will be sent to legal for review.

LONG RANGE PLANNING COMMITTEE REPORT – JUNE

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. The north chiller encountered a phase loss situation on May 27, 2022. Two contactors were rush ordered and replace by our a/c contractor to get the chiller running again. Harper Mechanical is reviewing their pricing on new equipment while assisting with repairs as needed.
2. After an exceptionally long time at the Ford dealer, we now have our wheelchair van back and it is running well. The air conditioner was not cold and the decision was made to take it to another shop for repair instead of Ford who wanted to replace everything including the compressor. Tommy's Auto repaired the air conditioner for \$397.
3. We replaced one set of exterior double doors near the dining hall due to rusted jamb and door slabs. This door is rarely used and is an emergency exit. The contractor was Magnum Doors.
4. The west Lochinvar boiler was not running due to a gas pressure issue on June 9, 2022. The parts were rush ordered and replaced on June 10, 2022, and the boiler is running good again.
5. The First Lady's Project continues in the courtyards and bathrooms with some delays due to plumbing issues but is near completion.
6. 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 has followed up with scope and pricing proposals for Architectural and Engineering work for the future 2nd and 3rd floor renovation project. The Board will review and make recommendations.
7. Administrator Renee Verrier introduced a program called TELS, which is a computer web-based software program to assist on scheduling, reports, and asset management. After Board approval, the Administrator contacted a representative to implement the program. The cost is \$129.00 per month.
8. Director Robertson is continuing to do evaluations on emergency preparedness for hurricane season.

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 June 18, 2022.

OPERATIONS COMMITTEE REPORT – JUNE

- Community restrictions remain in place due to the recent outbreak of COVID-19 (although limited tours for visitors, potential residents, and guests continue).
- Total of 69 residents; of which 25 are Private Pay with 9 non-Masonic, with 38 SNF and 31 ALF from the census breakdown report.
- BrandMETTLE continues to host and monitor the website, but all other marketing efforts are suspended at this time.
- Renee Verrier had indicted although the hiring of an Assistant Administrator has been approved, she would like further time to fully analyze the need.
- PURE Project Management presented (via Microsoft Teams) a status update as to the upcoming ALF refurbishment project: Those architects interested in bidding the process have now presented their proposals (summary provided to the Board of Trustees). A question and answer session with the Board of Trustees ensued; PURE Project Management is to provide responses to additional "take-aways" within the next three days.

R.:W.: Glen B. Bishop, 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 June as presented at the Board of Trustees Meeting. Second was made by R.: W.: Donald W. Cowart, Senior Grand Warden, and the motion carried.

ADMISSIONS COMMITTEE REPORT – JUNE

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

One application was received for Non-Resident Relief or Emergency Relief; and \$2,500 was distributed for Non-Resident Relief in June of 2022. A continued review of this application will occur every 15 days with a complete report back to the Admissions Committee every 30 days.

R.: W.: Chester A. King, Chairman of the Board of Trustees, and R.: W.: Glen L. Garner, Chairman of the Sub-Committee on Admissions, recently attended the Masonic Communities and Service Association (MCSA) annual convention. Additional information will be presented during the Board of Trustees Workshops, for example: Outreach, Non-Resident Assistance, Widows, etc.

R.: W.: Donald W. Cowart, Senior Grand Warden, moved for acceptance of the Admissions Committee Report for the month of June as printed and distributed and the motion was seconded by R.: W.: Taleb T. Atala, Junior Grand Warden. Motion carried.

**MASONIC HOME APPLICATIONS APPROVED
BOARD OF TRUSTEES MEETING – MAY**

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

NON-RESIDENT RELIEF REPORT – MAY

During the month of May, Non-Resident Relief Funds in the amount of \$2,500 were distributed.

R.: W.: Taleb T. Atala, Junior Grand Warden, moved for the adoption of the Masonic Home Applications Approved by the Board of Trustees Report for the month of May, and the Non-Resident Relief Report for the month of May. Second was made by R.: W.: Anthony A. De Angelo, P.D.D.G.M., and the motion carried.

NEW ACCOUNT NUMBERS FOR THE MONTH OF MAY

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

ACCOUNT NO.	NAME:	ACCOUNT TYPE:
060 00-00 26305.008	Dykens, Louis (Private Pay)	Liability
060 00-00 26306.008	Regan, Laura (Private Pay)	Liability

R.: W.: Anthony A. De Angelo, P.D.D.G.M., moved for the adoption of the New Account Numbers Report for the month of May. Second was made by M.: W.: Jeffrey S. Foster, P.G.M., and the motion carried.

**CREDIT APPLICATIONS REPORT
GRAND LODGE AND MASONIC HOME OF FLORIDA FOR MAY**

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

M.: W.: Jeffrey S. Foster, P.G.M., made a motion for the adoption of the Credit Applications Report for the month of May which was seconded by R.: W.: Rudin J. Boatright, Grand Treasurer. Motion carried.

LIST OF ESTATE ACTIVITY FOR MAY

The Board then reviewed the List of Estate Activity for May. R.: W.: Rudin J. Boatright, Grand Treasurer, moved for acceptance of the report for the month of May as printed and distributed. Second was made by R.: W.: Glen B. Bishop, 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 May for the Masonic Home Endowment Fund, Inc. (\$825,631.29). The Board then reviewed the funds available for the Masonic Home Building Fund (\$566,399.85). During the month of May there were no undesignated funds received for Estates and Wills and deposited into the Masonic Home Building Fund.

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

MASONIC RELIEF FUND REPORT – MAY

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

R.: W.: Donald W. Cowart, Senior Grand Warden, made a motion for acceptance of the report for May as printed and distributed. Second was made by R.: W.: Taleb T. Atala, Junior Grand Warden, and the motion carried.

MASONIC HOME BUDGET REPORT – MAY

We report that we are currently 0.9% favorable to the budget (\$75.6k) after two months of the fiscal year before any contingency is used.

R.: W.: Donald W. Cowart, Senior Grand Warden, made a motion for acceptance of the Masonic Home Budget Report for May as printed and distributed which was seconded by R.: W.: Taleb T. Atala, Junior Grand Warden, and the motion carried.

REPORT OF THE GENERAL COUNSEL

I. CONTRACT REVIEW/GRAND LODGE:

General Counsel has reviewed and approved the contract with the Rosen Plaza Hotel for the 197th Annual Grand Communication.

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. PROPERTIES:

General Counsel is working with members of the Properties Committee on newly acquired properties, including the DeFrenn property, and that of the Estate of Duane Gardner.

IV. MASONIC HOME:

General Counsel has reviewed certain documentation and contracts submitted by our Administrator, including MedServ, MSC Podiatry, Optometry, and Dermatology. 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.: Taleb T. Atala, 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.: Anthony A. De Angelo, P.D.D.G.M., and the motion carried.

LIST OF PROPERTY ACTIVITY BY COUNTY – MAY

After a review of the List of Property Activity by County for the month of May, R.: W.: Anthony A. De Angelo, P.D.D.G.M., moved for the adoption of the report as printed and distributed. Second was made by M.: W.: Jeffrey S. Foster, 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 4 Properties Committee Chairman Brother Robert J. Robertson**
The Gardener Property at 10044 Wellington Avenue, Dade City, FL 33525
The property is a 1996 Mobile Home and needs to be cleaned and we are working on a listing price.
- 5. Zone 6 Properties Committee Chairman W.: Jeffrey A. Tumbarello**
The DeFrenn Property at 13 Pinewood Blvd., Lehigh Acres, FL 33936
The property is listed for \$99,900.
- 6. Catawba County North Carolina**
The Anderson Property at 00 Sweet Bay Lane, Hickory, NC
The property is listed for \$250,000 and we accepted an offer of \$225,000 and will close in September.

M.: W.: Jeffrey S. Foster, 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.: Taleb T. Atala, Junior Grand Warden, made a motion to approve the contract with the Rosen Plaza Hotel for the 197th Annual Grand Communication. R.: W.: Anthony A. De Angelo, P.D.D.G.M., seconded the motion which carried.

A motion was made by R.: W.: Glen B. Bishop, Deputy Grand Master, and seconded by R.: W.: Donald W. Cowart, Senior Grand Warden, to approve the opportunity to have a lease for a tower on the Starke Property. After discussion the motion failed.

There being no further business to come before the Corporate Board the meeting was closed at 1:49 p.m. Benediction was then offered by R.: W.: Donald W. Cowart, Senior Grand Warden.

Respectfully submitted:



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

Approved:



Robert J. Lambert
Grand Master

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July 12, 2022

No. 5

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 offer of \$115,000 and accept the offer of \$120,000 for the DeFrenn Property located at 13 Pinewood Boulevard, Lehigh Acres, FL, 33936. 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