

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

October 15, 2022

No. 10

A Meeting of the Corporate Board of Directors was called to order at 10:02 a.m. via video conference on Microsoft Teams 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.: Anthony A. De Angelo, 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)
M.: W.: Jeffrey S. Foster, P.G.M. (Excused)

Also Present:

R.: W.: Kevin D. Smithwick, P.D.D.G.M.	R.: W.: Ben S. Schwartz, W.: Grand Pursuivant
R.: W.: Joseph M. Fleites, 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.: Julian M. Mackenzie, D.D.G.M. Dist. 19
R.: W.: Jack W. Hampton, Jr., W.: Grand Historian	R.: W.: Rick Wendling, P.D.D.G.M.
R.: W.: Antonio C. Chavez, W.: Grand Orator	R.: W.: Haskell R. Vest, Jr., P.D.D.G.M.
R.: W.: William B. Dishman, P.D.D.G.M.	R.: W.: Gary J. Gamache, Sr., P.D.D.G.M.
W.: Rusty B. Valle, W.M., Tampa Bay Lodge No. 252	
R.: W.: Lawrence A. Williamson, W.: Senior Grand Deacon	

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. 9 of September 17, 2022. Motion carried.

MASONIC HOME ADMINISTRATOR'S REPORT – OCTOBER

- COVID-19 Update: The Home currently has one resident that tested positive for COVID-19. County positivity rate is now in the low category at 4.07%. The Home is currently in outbreak status only with the local Department of Health. Multiple updates from the CDC, CMS, and AHCA were received in the month of September providing new guidance in relation to COVID testing, screening, and use of masks. To summarize the over 40 pages of material:
 - CMS and AHCA will no longer require mask use in a center unless your community positivity is high. It is recommended if you are in an active outbreak situation.
 - Routine testing of staff is no longer recommended. Testing will only be required for symptomatic employees/residents or if a positive case is identified in the center.
 - CDC and AHCA no longer recommend performing COVID-19 screening on visitors without symptoms.

- Hurricane Ian:
 - Our Masonic Home residents endured another full external evacuation on September 27th due to Hurricane Ian. A total of 67 residents were evacuated (3 to a hospital, 3 to homes, and 5 to another SNF and 56 to Clearwater Lodge No. 127).
 - The residents and staff would like to thank all the Board Members for their support during this event. All of the calls, text messages, and emails offering assistance and positive thoughts were greatly appreciated.
 - We would also like to thank all the volunteers from Clearwater Lodge No. 127 and the community of Masons who came to the Lodge to assist with the setup and breakdown of the beds, supplies, and to assist with transports. The outpouring of love and support was nothing short of amazing.
 - In the coming months I will propose some changes to the Emergency Management Plan based on our experiences learned during Hurricane Ian.
- Request for staff bonuses: Renee Verrier requested a hurricane bonus for staff members who went above and beyond during Hurricane Ian. After a review of the bonuses paid out in 2017, which totaled \$30,150 (35 employees), I am requesting a total of \$21,400 (36 employees).
- The Masonic Home is happy to announce that four residents will be attending the Grand Master's Official Visit in Tampa on November 12th. This is the first time in three years our residents have been able to attend a function and we are very excited.

LONG RANGE PLANNING COMMITTEE REPORT – OCTOBER

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. Hurricane Ian landed on the West Coast of Florida on Wednesday, September 28th. The Masonic Home residents and some staff evacuated to Clearwater Lodge No. 127 for three days and two nights. One maintenance technician stayed behind at the Home to manage any emergency to the buildings and grounds. There was no storm surge due to the rotation of the storm as it came in south of the property. There was some minor damage to mechanical equipment and parts of some trees came down but did not block any road surfaces. The residents returned to the Home on Thursday. It was a challenging time for both residents and staff while at the Lodge, but we brought everyone home safely. Because of the many interruptions in power at the Home, Harper Mechanical had to come out to get the chillers working efficiently enough to cool the building to an acceptable temperature. We have learned through this storm that better preparedness is key in all events like this.
2. Chairman Williamson presented both Harper Mechanical and Kearney Associates proposals for complete renovation services and has spoken with both in regards to their proposals for the Chiller/Cooling Tower project. Harper has modified their scope and brought their pricing in line with what Kearney Associates had quoted. A summary spreadsheet showing comparisons in scope was sent to the Corporate Board and Board of Trustees for review prior to this meeting. The Long Range Planning Committee has moved to approve the proposal with Harper Mechanical and believes this is the best approach to addressing a failing system and suggested approval to move forward with releasing the equipment as they have long lead time and we are continuing to have issues with the old equipment on site.
3. The TELS program as previously approved, which is a computer web based software program to assist on scheduling, reports, and asset management, is uploading data and information so it will conform to their operating use. Training for all personnel will start once everything is uploaded. An iPad has been ordered for use in effective managing program.
4. During the storm, one of the gravity ventilators on the room of the kitchen blew off and needed replacing. Thanks to Stan Weaver, Inc., a new ventilator is to arrive on Thursday, the 13th of October.
5. The fuel pumping system for the diesel generators failed and was temporarily bypassed to allow us to manually fill the 100 gallon tanks in the generator rooms. This system is old and may need to be completely replaced. We are waiting on the official word from Adams Tank and Lift, Inc.
6. Contractors have started the repair to the apartments after a roof drain leaked water into two units. At this early point, we are unsure when the repair will be completed. We had two empty apartments and were able to move tenants to effectively do this work.

7. Per Florida Department of Health Regulations, we are conducting a mandatory radon check on the first floor of the facility. We have contracted with Radon Check, Inc., to perform the test, which includes placement, retrieval of test units, laboratory analysis and DOH report preparation. The total fee for this service is \$1,150 and will be completed by October 17th.
8. The courtyard of the First Lady's Project is complete and the construction phase of the restroom areas is complete. A new water bottle filling station was added to the foyer area near the bathrooms. Decorations and personal touches are needed to complete the project.
9. The Maintenance Department has filled the open position for a trade worker/technician. Training and orientation will begin immediately but the Home is at full staff with four.
10. After heavy rains, leaks are becoming apparent in roof areas and bids will be secured to relook at replacements as needed. We have leaks in the Grand Master's Office, the Board Room, the Dining Room, and in Laundry.
11. We will revisit the bids for the parking lot asphalt.
12. Failed Equipment Report is as follows for the month:
 - a) Replaced bad starter on the 15 passenger Chevrolet van.
 - b) A recent report from Piper Fire Protection suggested repairs to the fire pump. The packing, gaskets, and gland bolts were replaced according to their recommendation and assessed for proper operation.
 - c) Prior to Hurricane Ian making landfall, the fuel pump alternating relay failed. The electrician bypassed the relay and allowed for manual filling of the day tanks with two switches. Also called in TAW (generator repair) to make sure the generator ran after the fuel pump failure. During the hurricane, the Masonic Home Maintenance Technician was able to maintain the running generator with the emergency repair switches. We are waiting on a quote from Adams Tank and Lift for replacement of the fuel pump relay/system.
 - d) Ordered new Greenheck gravity ventilator to replace the damaged vent on the roof of the kitchen. It was damaged beyond repair during Hurricane Ian.
 - e) Dart Electronics is currently working on several repairs to the fire alarm system.

Nothing further was discussed and this report is submitted for approval for the month of October.

OPERATIONS COMMITTEE REPORT – OCTOBER

- A. The Home will change their mask policy effective November 15th. This change coincides with the end of our county outbreak status. The website will be updated by BrandMETTLE.
- B. Marketing:
 - a. October: total of 67 residents; of which 27 are Private Pay with 13 non-masonic; with 37 SNF and 30 ALF from the census breakdown report.
 - b. Tours have increased in the past week and continue to take place weekly.
 - c. BrandMETTLE continues to maintain the website monthly.
 - d. The Home attended the Senior Expo on October 26th at the Colosseum in St. Petersburg and the Venetian Isles Octoberfest on October 29th. Both events were well attended by the community members as well as healthcare providers with whom we are interested in discussing partnerships in the future.
- C. Renovation of the ALF continues to be in the planning phase with PURE Project Management and Baker Barrios.
- D. Other: As part of the monthly operations review with the Administrator of the Home, and after comparison with the current local market rates for similar services, the Operations Committee has determined the current room and board rate to be underpriced. The Home has not increased daily fees since 2008 even with the rise in costs of care due to inflationary factors. Not adjusting the daily cost of care rates will continue to add unnecessary incremental financial burden on the Masonic Home Endowment Fund, with the primary purpose to provide subsidized Assisted Living and Skilled Nursing Services to the Private Pay residents, but instead to ensure the provision of these services to members of the Fraternity as defined in the Digest of the Masonic Law of Florida.

The Operations Committee therefore recommends that the current room and board pricing structure, effective January 1, 2023, be amended as follows:

Skilled Nursing Rates: Semi-Private \$250/day (\$7,604/month) currently \$120/day; Private Room \$300/day (\$8,517/month) currently \$260/day

Assisted Living Rates: Single Room \$150/day (\$4,562/month) currently \$120/day; 2 Room Suite \$225/day (\$6,844/month) currently \$120 per day plus 2nd person increase to \$3,422/month (50% discount) currently \$1,800/month

Based on the current census, this adjustment to the pricing structure would add an incremental \$551,150 in annual earned revenues from Private Pay residents.

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 October 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 – OCTOBER

One Application for Non-Resident Relief was reviewed by the Admissions Committee and denied for the following reasons:

1. The Non-Resident Relief Fund is designed as a temporary relief program; assistance has been provided for a six-month period totaling the amount of \$13,500 distributed to the applicant.
2. The applicant has not followed the committee's recommendations to pursue community resources for a more permanent solution.

The applicant may re-apply by submitting additional documentation as follows:

1. Documentation of expenses (6 months)
2. Bank Statements (6 months)
3. Credit Card Statements (6 months)
4. Community resources utilized or rejected, i.e., Medicaid, Health Insurance Market Place, etc.
5. Copy of Apartment Lease.

R.:W.: Donald W. Cowart, Senior Grand Warden, moved for acceptance of the Admissions Committee Report for the month of October 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 – SEPTEMBER

During the month of September, the following application was approved by the Board of Trustees for admission to the Masonic Home: Norton, Alan sponsored by Springs Lodge No. 378.

NON-RESIDENT RELIEF REPORT – SEPTEMBER

During the month of September, there were no Non-Resident Relief Funds 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 September, and the Non-Resident Relief Report for the month of September. 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 SEPTEMBER

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

ACCOUNT NO.	NAME:	ACCOUNT TYPE:
060 00-00 24797.001	Norton, Alan (Cash)	Liability
060 00-00 26313.008	Roven, Alyn (Private Pay)	Liability
060 00-00 26314.008	Schlosser, Judith (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 September. Second was made by R.: W.: Glen B. Bishop, Deputy Grand Master, and the motion carried.

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

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

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

LIST OF ESTATE ACTIVITY FOR SEPTEMBER

The Board then reviewed the List of Estate Activity for September. R.: W.: Donald W. Cowart, Senior Grand Warden, moved for acceptance of the report for the month of September as printed and distributed. Second was made by R.: W.: Taleb T. Atala, 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 September for the Masonic Home Endowment Fund, Inc. (\$1,099,318.80). The Board then reviewed the funds available for the Masonic Home Building Fund (\$566,399.85). During the month of September there were no undesignated funds received for Estates and Wills and deposited into the Masonic Home Building Fund.

R.: W.: Taleb T. Atala, Junior Grand Warden, made a motion for acceptance of the reports for the month of September which was seconded by R.: W.: Anthony A. De Angelo, P.D.D.G.M., and the motion carried.

MASONIC RELIEF FUND REPORT – SEPTEMBER

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

R.: W.: Anthony A. De Angelo, P.D.D.G.M., made a motion for acceptance of the report for September as printed and distributed. Second was made by R.: W.: Glen B. Bishop, Deputy Grand Master, and the motion carried.

MASONIC HOME BUDGET REPORT – SEPTEMBER

We report that we are currently 1.1% favorable to the budget (\$89.4k) after six months of the fiscal year before any contingency is used, after amortizing for the insurance premiums already paid, and adjusting for timing of maintenance.

R.: W.: Donald W. Cowart, Senior Grand Warden, made a motion for acceptance of the Masonic Home Budget Report for September 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 not been requested to review any documentation from the Grand Lodge Office with the exception of 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.

III. PROPERTIES:

There is no additional report to be given at this time as all property matters are listed on the Properties Committee Report.

IV. MASONIC HOME:

General Counsel has reviewed contracts submitted by the Administrator for two apartment repairs due to a roof leak as well as for the Board of Trustees concerning the revised Baker Barrios Architects contract. 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.: Glen B. Bishop, Deputy Grand Master. 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 – SEPTEMBER

After a review of the List of Property Activity by County for the month of September, 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 R.: W.: Glen B. Bishop, 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 property was SOLD for \$100,900 on October 11, 2022.
- 5. Catawaha County North Carolina**
The Anderson Property at 00 Sweet Bay Lane, Hickory, NC
The property was SOLD for \$225,000 on September 15, 2022.

R.: W.: Glen B. Bishop, Deputy Grand Master, made a motion to accept the Properties Committee Report as printed and distributed. R.: W.: Donald W. Cowart, Senior Grand Warden, seconded the motion which carried.

R.: W.: Glen B. Bishop, Deputy Grand Master, made a motion to approve the contract with the Rosen Plaza Hotel for the 2023 District Deputy Orientation as approved by General Counsel on September 26, 2022. R.: W.: Donald W. Cowart, Senior Grand Warden, seconded the motion which carried.

R.: W.: Donald W. Cowart, Senior Grand Warden, made a motion to approve the contract with the Rosen Plaza Hotel for the 2024 District Deputy Orientation as approved by General Counsel on September 26, 2022. R.: W.: Taleb T. Atala, Junior Grand Warden, seconded the motion which carried.

The Grand Master then provided the Corporate Board with an update on the Lodges that sustained damage from Hurricane Ian.


There being no further business to come before the Corporate Board the meeting was closed at 10:38 a.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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October 25, 2022

No. 11

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 approve the two year Lease Agreement Renewal/Extension with Keith Albright for the property located at 6650 Pompeii Road, Orlando, Florida, 32822. The members voted as follows:

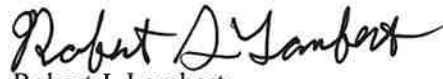
M.: W.: Robert J. Lambert, Grand Master, Chairman	Yes
R.: W.: Glen B. Bishop, Deputy Grand Master	Yes
R.: W.: Donald W. Cowart, Senior Grand Warden	Yes
R.: W.: Taleb T. Atala, Junior Grand Warden	Yes
R.: W.: Rudin J. Boatright, Grand Treasurer	Yes
M.: W.: Jeffrey S. Foster, P.G.M.	Yes
R.: W.: Anthony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