

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

February 11, 2023

No. 21

A Meeting of the Corporate Board of Directors was called to order at 9:58 a.m. at the Masonic Home of Florida and 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.: Rudin J. Boatright, Grand Treasurer  
R.:W.: Anthony A. De Angelo, P.D.D.G.M.  
M.:W.: Jeffrey S. Foster, P.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.: Gary J. Gamache, Sr., P.D.D.G.M.
R.:W.: William B. Dishman, P.D.D.G.M.	W.: Rodney M. Gray, P.M.
R.:W.: Antonio C. Chavez, W.: Grand Orator	R.:W.: Rick Wendling, P.D.D.G.M.
R.:W.: Joseph M. Fleites, P.D.D.G.M.	R.:W.: Haskell R. Vest, Jr., P.D.D.G.M.
R.:W.: Michael S. Griffin, P.D.D.G.M.	R.:W.: Charles A. Dyer, P.D.D.G.M. (OH)
R.:W.: Kevin D. Smithwick, P.D.D.G.M.	R.:W.: Ben S. Schwartz, W.: Grand Pursuivant
R.:W.: Jorge L. Filgueira, D.D.G.M., Dist. 27	R.:W.: Chester A. King, P.D.D.G.M.
R.:W.: Julian M. Mackenzie, D.D.G.M., Dist. 19	
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. 19 of January 21, 2023, and Poll No. 20 of February 3, 2023. Motion carried.

**MASONIC HOME ADMINISTRATOR’S REPORT – FEBRUARY**

- COVID-19 Update: the Home currently has no residents or staff positive for COVID-19; however, the Home remains in outbreak status with the county until February 18<sup>th</sup> due to a prior positive staff member. Staff are to wear masks while on resident units and weekly testing of staff is required until the outbreak status is resolved. Visitation on resident units will require mask use. County positivity remains at medium status.
- The Home hosted “Amaranth Masonic Home Day” on January 15<sup>th</sup>. Our residents enjoyed a wonderful meeting with the Amaranth Membership. During this meeting the Home was presented with two (2) rolling vital sign monitors and a demonstration of their use took place. The Masonic Home cannot thank everyone enough who supported the purchase of these items.
- Two First Lady’s Projects remain in progress.
  - The Movie Room which is located in the former Program Room across from the Activities Department: Flooring and painting has been completed and seating has been ordered. AV equipment installation is on hold as several items have yet to arrive. AnuVision Technologies is working on the remaining items and will keep the Home advised.

- Refurbishment of the First Floor Nursing Center resident rooms and day room area: To date 17 rooms have been completed with flooring, 3 remain plus the day room area. We are also looking at window valance and pull shade options for all first floor rooms.
- Renee Verrier reviewed 2022-23 fiscal year data relating to overall census activity.
  - Fiscal year to date the home has admitted 30 residents (7 Fraternal Care and 23 Private Pay).
  - Discharges fiscal year to date total 20 (9 Fraternal Care and 11 Private Pay).
  - The Home currently has 55 residents/widows who are Masons (Some are Private Pay).
- Pilgrimage Day is scheduled for April 15<sup>th</sup>. We continue to look for vendors and participants. Flyers have been sent to several local communities and a special kids' flyer to the Elementary School. Our event has been shared on the Masonic Home Facebook Page as well as "Downtown St. Pete Events," "St. Pete Beach Events," "I love St. Petersburg," and "Vendor Events Florida" Pages. Please send a reminder to your Districts and Lodges.
- A revised Employee Handbook was submitted to the Legal Advisor for review on January 27, 2023. Approval of the revision was received on January 31, 2023.
- A Lab Contract renewal and a new Hospice Provider Contract were submitted to the Legal Advisor for review on February 8, 2023.
- Renee Verrier requested documents on the Grand Lodge Website to be updated. The website now includes a link to the Fraternal Care Application for ease of access. In addition, the Masonic Home Website is being updated to include a link under Fraternal Care and Private Pay with "Apply Here". All of these links are to provide ease of access to Lodges, District Deputy Grand Masters, and community members.

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

The meeting of the Long Range Planning Committee was held by various phone conversations with Director Robertson, committee members, and emails along with a Pre-Meeting at the Home on February 11, 2023. Listed below is a summary of what was discussed:

1. Harper Mechanical has provided the permit drawings for the project as well as their first billing for the chiller/cooling tower project. They are waiting for permits at this time as well as equipment.
2. Work continues for the First Lady Projects and we are looking forward to completions, if possible, by Pilgrimage Day on April 15, 2023.
3. Director Robertson has received two proposals for the Board Room roof and the Grand Master's Office area. We are waiting on a third quote before proceeding. This work is included in next year's budget.
4. We are securing bids for AHU #13 that serves the dining room and three contractors have reviewed the site and we await their proposals.
5. Am-Jet Asphalt has provided a quote for the parking lot for repairs and will follow up with a proposal. This work is included in next year's budget.
6. The boiler maintenance contract is up for renewal and we will be seeking out a new vendor for service as the existing vendor does not feel they have the resources to continue this service.
7. The elevator in the nursing area is down and repairs are needed. We hope it will be back up soon after the proposal was signed and sent back for procurement of the necessary parts.
8. Several repairs to the domestic water piping system have been done and further review may be needed as the system is old and direct evidence has not been found to determine causes. Chairman Williamson suggested bringing a plumber out for inspection of piping and water testing.
9. The lawn maintenance agreement is up for renewal and selection is being sought between several new contractors and the existing company, Professional Grounds Management.
10. Failed Equipment Report is as follows for the month:
  - a) After the annual inspection, the south chiller was found to have a refrigerant leak at the gas solenoid valve. The valve was replaced and two chilled water sensors are on order. Once the new sensors are installed and programmed the refrigerant will be topped off.
  - b) The compressor was replaced in the "What's The Scoop" ice cream freezer after failure. The freezer was installed in 2011.
  - c) Replaced flame sensor and ignitor in east Lochinvar boiler after failure.

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

**OPERATIONS COMMITTEE REPORT – FEBRUARY**

- A. COVID county positivity is currently in the medium category. The Home is currently in outbreak status with the county.
  - a. Mask use is currently not required for visitors. It is required for all staff.
  - b. The screening process to enter the Home has stopped.
  - c. Testing for residents is symptom base (unless the county positivity changes). Staff are tested weekly through February 18, 2023.
- B. Marketing:
  - a. January: total of 76 residents; of which 33 are Private Pay with 17 non-masonic; with 39 SNF and 37 ALF from the census breakdown report. (Current census is 75 with 1 additional projected admission this month.)
  - b. Tours are starting to increase following the Holiday Season. During January we had a total of 6 tours.
  - c. BrandMETTLE continues to maintain the website monthly and is working with the Administrator on updated links.
  - d. The Home is continuing to interview for an Administrative Assistant.
  - e. Referral Summary:

Pipe Drive Inquiries: 73 In Progress (as of 1/31/23)

<u>ALF</u>	<u>Private</u>	<u>PPM</u>	<u>Fraternal</u>	<u>Undecided</u>
0-6 M	7	4	5	9 = 25
7-12M	0	4	6	9 = 19
12+ M	1	1	4	2 = 8
Totals:	8	9	15	20 = 52
Phone = 20	Web = 24	Passing = 6	Referral = 2	

<u>Nursing</u>	<u>Private</u>	<u>PPM</u>	<u>Fraternal</u>	<u>Undecided</u>
0-6 M	5	5	2	2 = 14
7-12 M	2	1	0	2 = 5
12 + M	1	0	1	0 = 2
Totals:	8	6	3	4 = 21
Phone = 5	Web = 9	Passing = 4	Referral = 3	

- C. New Room Rates are effective March 1, 2023.
- D. Renovation of the ALF continues to be in the planning phase with PURE Project Management and Baker Barrios.

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 February 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 – FEBRUARY**

There were no funds distributed in February of 2023 for Non-Resident Relief.

No Fraternal Care applications were received for review during the month of February.

**Summary of Admissions:**

1. Current Census: 76
2. To date, one Private Pay Application has been approved with a pending admission.
3. The latest Private Pay Admissions and inquiries have come through by recommendation e.g. professionals in the community, employees, visitors, Masonic affiliated or the children live in the neighborhood.

R.: W.: Donald W. Cowart, Senior Grand Warden, moved for acceptance of the Admissions Committee Report for the month of February as presented at the Board of Trustees Meeting and the motion was seconded by R.: W.: Taleb T. Atala, Junior Grand Warden. Motion carried.

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

During the month of January, the following application was approved by the Board of Trustees for admission to the Masonic Home:

Marie Whaley, sponsored by Lantana Lodge No. 372

**NON-RESIDENT RELIEF REPORT – JANUARY**

During the month of January, 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 January and the Non-Resident Relief Report for the month of January. 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 JANUARY**

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

ACCOUNT NO.	NAME:	ACCOUNT TYPE:
060 00-00 24798.001	Barron, Henry (Cash)	Liability
060 00-00 24799.001	Barron, Carol (Cash)	Liability
060 00-00 24800.001	Barnes, Kathryn (Cash)	Liability
060 00-00 24801.001	Hawkins, Everett (Cash)	Liability
060 00-00 26320.008	Howland, Janie (Private Pay)	Liability
060 00-00 26321.008	Lockhart, Phyllis (Private Pay)	Liability
060 00-00 26322.008	Tolliver, Virginia (Private Pay)	Liability
060 00-00 26323.008	Cubito, Jane (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 January. 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 JANUARY**

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

**LIST OF ESTATE ACTIVITY FOR JANUARY**

The Board then reviewed the List of Estate Activity for January. R.: W.: Rudin J. Boatright, Grand Treasurer, moved for acceptance of the report for the month of January 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 January for the Masonic Home Endowment Fund, Inc. (\$1,537,210.64). The Board then reviewed the funds available for the Masonic Home Building Fund (\$566,899.85). During the month of January 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 January which was seconded by R.: W.: Donald W. Cowart, Senior Grand Warden, and the motion carried.

**MASONIC RELIEF FUND REPORT – JANUARY**

As of January 31, 2022, the total amount of funds received for Masonic Relief in Florida is \$95,079.00. Note that these funds were deposited into a separate account in the Masonic Charities of Florida, Inc.

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

**MASONIC HOME BUDGET REPORT – JANUARY**

We report that we are currently 2.5% unfavorable to the draft budget (\$208.5k) after ten months of the fiscal year before any contingency is used, after amortizing for the insurance premiums already paid, and amortizing for timing of maintenance.

R.: W.: Donald W. Cowart, Senior Grand Warden, made a motion for acceptance of the Masonic Home Budget Report for January 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.

**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 in the process of assisting several Lodges who are merging/consolidating with the transfer of their real property interests and is reviewing a potential donation of land. The process of selling the property located in Starke, Florida, continues. All other property matters are listed on the Properties Committee Report.

**IV. MASONIC HOME:**

General Counsel has reviewed Employee Handbook updates submitted by the Administrator as well as having discussed certain PTO matters. General Counsel continues to work with the Admissions Committee, including undertaking title and asset searches for incoming residents as well as the preparation of their requisite documentation upon admission.

General Counsel has also reviewed, on behalf of the Board of Trustees, the revised contract with PURE Project Management.

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 – JANUARY

After a review of the List of Property Activity by County for the month of January, 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.**  
We have a contract for \$450,000.

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.

There being no further business to come before the Corporate Board the meeting was closed at 10:11 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

**MEETING OF THE CORPORATE BOARD  
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March 1, 2023

No. 22

At the request of the State Chairman of the Properties Committee, a poll of the Corporate Board of Directors was taken for approval of accepting a Listing Agreement in the amount of \$349,000 for the Marie Whaley (Masonic Home Resident) property located at 6321 Nowata Circle, Lake Worth, Florida, 33462. The members voted as follows:

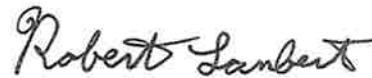
M.: W.: Robert J. Lambert, Grand Master, Chairman	Yes
R.: W.: Glen B. Bishop, Deputy Grand Master	Yes
R.: W.: Donald W. Cowart, Senior Grand Warden	Yes
R.: W.: Taleb T. Atala, Junior Grand Warden	Yes
R.: W.: Rudin J. Boatright, Grand Treasurer	Yes
M.: W.: Jeffrey S. Foster, P.G.M.	Yes
R.: W.: Anthony 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  
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March 3, 2023

No. 23

At the request of the State Chairman of the Properties Committee, a poll of the Corporate Board of Directors was taken to accept an offer of \$175,000 for the Henry and Carol Barron (Masonic Home Residents) property located at 114 Lazy Days Walk, Laurens, South Carolina, 29360. 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