

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

January 21, 2023

No. 19

A Meeting of the Corporate Board of Directors was called to order at 9:59 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.: 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:

M.: W.: Stanley L. Hudson, P.G.M.	R.: W.: Gary J. Gamache, Sr., 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.: Rick Wendling, P.D.D.G.M.	R.: H.: Creg E. Bell, Sr., D.I. Dist. 14
R.: W.: Joseph A. Monday, P.D.D.G.M.	R.: W.: John E. Ziegler, D.D.G.M. Dist. 14
R.: W.: John N. Dragneff, P.D.D.G.M.	R.: W.: Ben S. Schwartz, W.: Grand Pursuivant
R.: W.: Jack W. Hampton, Jr., W.: Grand Historian	R.: W.: Robert W. Estell, Jr., P.D.D.G.M.

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. 16 of December 17, 2022; Poll No. 17 of December 23, 2022; and Poll No. 18 of January 12, 2023. Motion carried.

MASONIC HOME ADMINISTRATOR'S REPORT – JANUARY

- COVID-19 Update: the Home currently has no residents positive for COVID-19; however, we have 2 staff members that tested positive which places the Home in outbreak status with the county. Staff are to wear masks while on resident units and weekly testing of staff is required until the outbreak is resolved. Visitation on resident units will require mask use. County positivity is now medium.
- We would like to thank all those who hosted special events during the Holiday Season: District 26 for the amazing Christmas Party with Santa and his helpers; Venice Lodge No. 301 for hosting the Friends Without Family event; the Service Guild who graciously hosted a Holiday Party with snacks and gifts; and to the Master Mason Association of Southwest Florida for the donation of our beautiful poinsettias. All of these events truly helped all of our residents enjoy the Holiday Season.
- The business associate agreement from HealthPRO Heritage (therapy provider) was submitted to the Legal Advisor for review and was approved on January 19, 2023. This is strictly due to HIPAA requirements and sharing of clinical documentation. A renewal contract from Healthcare Academy was presented to the Legal Advisor for review and was approved on January 19, 2023.
- The Home currently has two First Lady's Projects 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 13 rooms have been completed with flooring, 7 remain plus the day room area.
- As we await the future of remodeling/revision of the Assisted Living Facility, the Home has initiated a carpet replacement project. All current rooms needing carpet replacement have been measured by the vendor. As rooms are needed a call is placed to the vendor with the room number and replacement is scheduled. As this is a non-budgeted cost, the Administrator will keep the replacement of the carpet on an as needed basis.
- Renee Verrier presented some 2022 calendar and 2022-23 fiscal year data relating to the overall census activity and District representation.
 - Calendar year 2022: The Home admitted 27 new residents. (8 Fraternal Care and 19 Private Pay)
 - Calendar Year 2022: The Home experienced 25 discharges. (9 Fraternal Care and 16 Private Pay)
 - Fiscal Year to Date: The Home has admitted 26 residents. (6 Fraternal Care and 20 Private Pay)
 - Fiscal Year to Date: The Home experienced 18 discharges. (7 Fraternal Care and 11 Private Pay)
 - The Home currently has 57 residents who are Masons or Widows and some of them are Private Pay. The following is a breakdown of Masonic residents per District, with 2 from Out of State:

▪ District 2 – 1 resident	District 14 – 1 resident	District 22 – 3 residents
▪ District 6 – 1 resident	District 15 – 1 resident	District 23 – 3 residents
▪ District 9 – 2 residents	District 16 – 1 resident	District 24 – 2 residents
▪ District 10 – 2 residents	District 18 – 9 residents	District 25 – 4 residents
▪ District 11 – 1 resident	District 19 – 4 residents	District 26 – 4 residents
▪ District 12 – 2 residents	District 20 – 7 residents	District 27 – 1 resident
▪ District 13 – 3 residents	District 21 – 2 residents	District 28 – 1 resident

LONG RANGE PLANNING COMMITTEE REPORT – JANUARY

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. Harper Mechanical has provided the permit drawings for the project as well as their first billing for the chiller/cooling tower project. We will work with them over the next couple of months to make sure a portion of the project is billed during this year’s budget and the rest for next year. They will be providing an updated schedule for the equipment deliveries and project scheduling throughout. Drawings and billing is attached to this report and is available upon request.
2. Contractor repairs for the roof leaks in the apartments are complete and the tenants are back in their apartments. An insurance claim was put in through the management company who handles the apartments, which was denied due to lack of proper maintenance. We will discuss with the property managers about addressing better maintenance on the roof areas.
3. Updates on the First Lady’s Projects are forthcoming.
4. Director Robertson has received one proposal for the Board Room roof and the Grand Master’s Office area. We will keep reaching out for more quotes before proceeding. This work is included in next year’s budget.
5. We are securing bids for AHU #13 that serves the dining room and three contractors have reviewed the site and we await their proposals.
6. 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.
7. The 2023-2024 Long Range Plan has been presented to R.: W.: Jim Rocha for the Budget Committee to prepare next year’s Proposed Budget for the Masonic Home. A copy is attached to this report and is available upon request.
8. No Failed Equipment Report was submitted this month as Director Robertson is out of the office.

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

OPERATIONS COMMITTEE REPORT – JANUARY

- A. COVID county positivity is currently in the medium category. No changes to current center’s protocols are needed.
 - a. Mask use is currently not required for staff or visitors.
 - b. The screening process to enter the Home has stopped.
 - c. Testing for staff and residents is only symptom based (unless the county positivity changes).
- B. Marketing:
 - a. December: total of 73 residents; of which 31 are Private Pay with 15 non-masonic; with 37 SNF and 36 ALF from the census breakdown report.
 - b. Tours are starting to increase following the Holiday Season.
 - c. BrandMETTLE continues to maintain the website monthly.
 - d. The Home is continuing to interview for an Admissions Assistant.
- C. Room Rates: Increase letters were mailed on December 30, 2022, to all responsible parties. The increase is effective March 1, 2023.
- D. Renovation of the ALF continues to be in the planning phase with PURE Project Management and Baker Barios.

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 January 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 – JANUARY

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

One Fraternal Care Application was received during the month of January 2023:

- 1. Marie Whaley – (ALF) Sponsored by Lantana Lodge No. 372. Application was approved.

Summary of Admissions:

Current Census: 76

January Admissions:

- 1. Phyllis Lockhart – (ALF) Private Pay, Masonic (Germany), admitted 01/12/2023
 - 2. Virginia Tolliver – (SNF) Private Pay, Non-Masonic, admitted 01/13/2023
 - 3. Everett Hawkins – (SNF) Fraternal Care, John Darling Lodge No. 154, admitted 01/17/2023
- Application approved with a pending date of admission: Jane Cubito – (SNF) Private Pay Non-Masonic

Pipedrive Status:

Total: 79 – Skilled Nursing 23 and Assisted Living 56

Private Pay, Non-Masonic: 22

Fraternal Care: 21

Private Pay, Masonic: 12

Undecided, Masonic: 24

The Admissions Committee would like to move forward and implement the “Masonic Outreach Program” as previously presented to the Board of Trustees and the Corporate Board. This program is designed to provide Masonic Assistance outside the physical structure of the Masonic Home and cover the entire State of Florida. In order to extend this program across Florida, an Assistant Administrator must be hired to oversee and direct this program. This Assistant Administrator must have expertise of the local, state, and federal social programs for the elderly and be accountable for the success of the “Outreach Program.”

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

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

Everett Hawkins, sponsored by John Darling Lodge No. 154

NON-RESIDENT RELIEF REPORT – DECEMBER

During the month of December, 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 December and the Non-Resident Relief Report for the month of December. 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 DECEMBER

During the month of December, no new General Ledger Account Numbers were created.

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 December. 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 DECEMBER**

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

LIST OF ESTATE ACTIVITY FOR DECEMBER

The Board then reviewed the List of Estate Activity for December. R.: W.: Rudin J. Boatright, Grand Treasurer, moved for acceptance of the report for the month of December 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 December for the Masonic Home Endowment Fund, Inc. (\$1,534,389.26). The Board then reviewed the funds available for the Masonic Home Building Fund (\$566,899.85). During the month of December 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 December which was seconded by R.: W.: Donald W. Cowart, Senior Grand Warden, and the motion carried.

MASONIC RELIEF FUND REPORT – DECEMBER

As of December 31, 2022, the total amount of funds received for Masonic Relief in Florida is \$92,904.00. It shall be noted that these funds were deposited into a separate account in the Masonic Charities of Florida, Inc., Fund instead of the Masonic Relief Fund.

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

MASONIC HOME BUDGET REPORT – DECEMBER

We report that we are currently 2.3% unfavorable to the draft budget (\$193.6k) after nine 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 December 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 been requested to review the “Your Will and Your Estate” program brochure previously prepared by General Counsel years ago for re-ordering and distribution.

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 has received and is currently reviewing an offer for a Masonic Home Resident’s (Barron) out of state property and has forwarded the Starke Property Contract, which required corrections, to the Grand Master for execution. All other property matters are listed on the Properties Committee Report.

IV. MASONIC HOME:

General Counsel has reviewed contracts submitted by the Administrator for a Business Associate Agreement from our rehabilitation company and a contract renewal for Healthcare Academy. 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.

R.:W.: Taleb T. Atala, Junior Grand Warden, moved to accept the Report of the General Counsel as presented by R.:W.: Jeffrey S. Foster, P.G.M., on behalf of General Counsel. 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 – DECEMBER

After a review of the List of Property Activity by County for the month of December, 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 Corporate Board voted to accept an offer of \$450,000, pending General Counsel's approval of the contract.

M.: W.: Jeffrey S. Foster, P.G.M., made a motion to accept the Properties Committee Report as printed and distributed. R.: W.: Glen B. Bishop, Deputy Grand Master, seconded the motion which carried.

R.: W.: John Paniccia, State Chairman of the Membership Development Committee, then provided the Board with a report on the progress of the committee.

There being no further business to come before the Corporate Board the meeting was closed at 10:18 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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February 3, 2023

No. 20

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 Sales Contract in the amount of \$200,000 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