

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

March 11, 2023

No. 24

A Meeting of the Corporate Board of Directors was called to order at 9:45 a.m. at the DoubleTree by Hilton Hotel in Miami, 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.	R.: W.: Joseph M. Fleites, P.D.D.G.M.
R.: W.: Haskell R. Vest, Jr., P.D.D.G.M.	R.: W.: Jorge L. Filgueira, D.D.G.M., Dist. 27
R.: W.: Jack W. Hampton, Jr., W.: Grand Historian	R.: W.: Ben S. Schwartz, W.: Grand Pursuivant
R.: W.: Charles A. Dyer, P.D.D.G.M. (OH)	

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. 21 of February 11, 2023; Poll No. 22 of March 1, 2023; and Poll No. 23 of March 3, 2023. Motion carried.

**MASONIC HOME ADMINISTRATOR'S REPORT – MARCH**

- COVID-19 Update: the Home currently has no residents or staff positive for COVID-19. County transmission rate is at a medium level requiring no change in our current operation.
  - Of note: on May 11, 2023, the public health emergency order is scheduled to end. Although this will not have a major impact on the operations of the Home, we are anticipating changes in the mask policy and testing protocols from the CMS.
- Our residents want to thank the 28<sup>th</sup> Masonic District for the wonderful Valentine's Day event held at the Home and for the generous donations totaling over \$5,200 toward the Treat Fund. A few of our residents had the pleasure of attending their first "Pink Lodge" event this month that was a very entertaining evening. Thank you to everyone who made this possible.
- We also want to thank the members of Brandon Lodge No. 114 for their wonderful donation of over \$700 in gift cards and a check for the residents' Treat Fund. Our residents are truly blessed by all the support received through these special events and fundraisers held across the state.
- The Business Associate Agreement from HealthPRO Heritage (Therapy Company) was submitted to the legal advisor for review and approved on January 19, 2023. This is strictly due to HIPPA 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: 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. Wall art has arrived and is in the process of being installed; the concession stand is scheduled to arrive the week of March 13<sup>th</sup>. Seating will not arrive until late April due to manufacturing delays. The “Stardust Theater” sign has been ordered and we are awaiting a shipping date.

- Refurbishment of the First Floor Nursing Center resident rooms and day room area: To date 19 rooms have been completed with flooring; one remains. Replacement of the hallway and day room area flooring begins Tuesday, March 14<sup>th</sup>.
- Carpet replacement in three assisted living rooms was completed in February. These are being scheduled as a need arises due to new admissions.
- Outreach Program Updates:
  - A flyer for publication has been updated with a new direct line for the Outreach Program, (727) 308-4228. This line will bypass the receptionist main line and go directly to the Outreach Service Coordinator. A direct email address has also been setup and will link directly to myself and the Outreach Service Coordinator.
  - On March 15<sup>th</sup> I will be participating in the MCSA Outreach Services bi-monthly call. All states with an Outreach Services Program participate on the call and share information related to new projects; what services are in the highest demand; what programs are being discontinued; and other items they have learned along the way.
  - Twenty counties have been researched and a data site was created for use by the Outreach Service Coordinator. Although there are many more counties to go, I am confident we can assist anyone who may begin calling into the line.

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

This is the Report of the Long Range Planning Committee. Listed below is a summary of what was discussed:

1. Harper Mechanical has billed \$115,240 on the cooling tower/chiller project. R.:W.: Stephen R. Gladstone has set up an escrow account for billings on the cooling tower/chiller project for the fiscal year 2022 so we can pay half for that year and the balance in the 2023 fiscal year. They should bill one more time in March and when I review the billing, I will discuss our plan, as I have talked to the contractor before, and then we will deposit in this account the balance of the contract divided in 2 separate fiscal years. I feel the Administrator can approve this account to be set up and I will entertain a motion to do so.
2. Director Robertson has a proposal to lower the gas contract by a blended new yearly rate which will lower the current contract and I see no reason not to proceed with this. I entertain the spreadsheet attached to this email, which is available upon request.
3. We are still securing bids for AHU #13 that serves the dining room and three contractors have reviewed the site and we await their proposals.
4. I have requested an update on the elevator in the nursing area from the Administrator.
5. Work is ongoing for the First Ladies’ Projects and we are looking forward to completions, if possible, by Pilgrimage day on April 15, 2023.
6. Director Robertson has received two proposals for the Board Room and Grand Master’s Office roof areas. We are waiting on a third quote before proceeding. This work is included in next year’s budget.
7. Failed Equipment Report is as follows for the month:
  - a) The electronic motor starter serving the Nursing Center elevator failed. It was replaced by a larger unit which had slow start capabilities. This will extend the life of the elevator motor and related components.
  - b) Cissel Dryer high limit switch was replaced due to failure.
  - c) We ordered three new thermostats for the Nursing Center Rooms 7 months ago. We received the shipment on February 24, 2023. We replaced the defective one and kept two for stock.
  - d) A leak occurred in the jockey pump tamper switch valve located in the fire pump room. A rusted bolt was replaced and the packing was tightened. After reinstalling and readjusting the tamper switch the system operation was normal.

## OPERATIONS COMMITTEE REPORT – MARCH

- A. COVID county positivity is currently in the medium category which requires no additional measures.
  - a. Mask use is currently not required for visitors or staff.
  - b. The screening process to enter the Home has stopped.
  - c. Testing for residents and staff is symptom based only.
- B. Marketing:
  - a. February: total of 76 residents; of which 36 are Private Pay with 19 non-masonic; with 36 SNF and 40 ALF from the census breakdown report. (Current census is 75 with 1 additional projected admission this month.)
    - i. Current Census is 77 with 4 additional projected admissions this month (2 SNF, 2 ALF)
    - ii. Our goal is to be at or above 80 by the end of this fiscal year.
  - b. Fiscal Year to Date:
    - i. Admissions = 32 (7 Fraternal, 25 Private Pay)
    - ii. Discharges/Deaths = 22 (11 Fraternal, 11 Private Pay)
    - iii. 2 Clinical Denials
  - c. During the month of February we had a total of 13 tours.
  - d. BrandMETTLE continues to maintain the website monthly and is working with the Administrator on updated links particularly as they relate to the Outreach Program.
  - e. The Home is continuing to interview for an Administrative Assistant.
  - f. Referral Summary:

Pipe Drive Inquiries: 52 In Progress

	<u>Private</u>	<u>PPM</u>	<u>Fraternal</u>	<u>Undecided</u>
Nursing:	8	1	3	3=15
ALF:	6	10	16	5=37
Age of Referral				
0-6 M	10	7	12	5 = 34
7-12M	4	2	4	2 = 12
12+ M	0	2	3	1 = 6
Totals:	8	9	15	20 = 52

Referral Source:      Web = 21      Drive By = 3      MD Referral = 4      Other = 24

- C. New Room Rates are effective March 1, 2023. The Home has lost no residents as a result of this increase.
- D. Renovation of the ALF continues to be in the planning phase with PURE Project Management and Baker Barrios. A potential contractor is touring in early March for pricing of work needed.

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 March 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 – MARCH

There were no funds distributed in March of 2023 for Non-Resident Relief. No Fraternal Care Applications were reviewed during the month of March.

### Summary of Admissions:

1. Current Census: 77
2. To date, two Private Pay Applications have been submitted pending clinical approval.
3. One Fraternal Care Application was submitted and additional information is requested before final review.

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

During the month of February, no applications were received or approved by the Board of Trustees for admission to the Masonic Home.

**NON-RESIDENT RELIEF REPORT – FEBRUARY**

During the month of February, 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 February and the Non-Resident Relief Report for the month of February. 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 FEBRUARY**

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

ACCOUNT NO.	NAME:	ACCOUNT TYPE:
060 00-00 26324.008	Causey, Charles (Private Pay)	Liability
060 00-00 26325.008	Oliver, Rosemary (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 February. 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 FEBRUARY**

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

**LIST OF ESTATE ACTIVITY FOR FEBRUARY**

The Board then reviewed the List of Estate Activity for February. R.: W.: Rudin J. Boatright, Grand Treasurer, moved for acceptance of the report for the month of February 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 February for the Masonic Home Endowment Fund, Inc. (\$1,540,213.38). The Board then reviewed the funds available for the Masonic Home Building Fund (\$566,899.85). During the month of February 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 February which was seconded by R.: W.: Donald W. Cowart, Senior Grand Warden, and the motion carried.

## **MASONIC RELIEF FUND REPORT – FEBRUARY**

As of February 28, 2023, 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 February as printed and distributed. Second was made by R.: W.: Taleb T. Atala, Junior Grand Warden, and the motion carried.

## **MASONIC HOME BUDGET REPORT – FEBRUARY**

We report that we are currently 2.7% unfavorable to the draft budget (\$225.6k) after eleven 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 February 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. All other property matters are listed on the Properties Committee Report.

### **IV. MASONIC HOME:**

General Counsel has reviewed the Accent Care/Seasons Hospice contract submitted by the Administrator. 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.: 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 – FEBRUARY**

After a review of the List of Property Activity by County for the month of February, 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.
4. **Zone 7 Properties Committee Chairman R.: W.: Wallace T. Fine**  
**The Whaley Property at 6321 Nowata Circle, Lake Worth, FL 33462**  
 The property is listed for \$349,000.

M.: W.: Jeffrey S. Foster, P.G.M., made a motion to accept the Properties Committee Report as presented by R.: W.: Stephen R. Gladstone. R.: W.: Rudin J. Boatright, Grand Treasurer, seconded the motion which carried.

R.: W.: Donald W. Cowart, Senior Grand Warden, made a motion to approve the Statement of Condition as printed and distributed. R.: W.: Taleb T. Atala, Junior Grand Warden, seconded the motion which carried.

R.: W.: Taleb T. Atala, Junior Grand Warden, made a motion to approve the annual contribution to The Most Worshipful Grand Lodge of F. & A.M. of Florida Employee Pension Plan and Trust in the amount of \$78,419.84, which was seconded by R.: W.: Anthony A. De Angelo, P.D.D.G.M. Motion carried.

R.: W.: Anthony A. De Angelo, P.D.D.G.M., made a motion to approve the List of Distinguished Guests for the 194<sup>th</sup> Annual Grand Communication. M.: W.: Jeffrey S. Foster, P.G.M., seconded the motion which carried.

R.: W.: Glen B. Bishop, Deputy Grand Master, made a motion to allow Copiri, Inc., which is the company that created and maintains the Amity App, to use the Grand Lodge Seal for Florida in the App. R.: W.: Donald W. Cowart, Senior Grand Warden, seconded the motion which carried.

There being no further business to come before the Corporate Board the meeting was closed at 10:07 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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April 5, 2023

No. 25

At the request of the Chairman of the Insurance Committee, a poll of the Corporate Board of Directors was taken to approve the expenditure for the annual General Liability and Property Insurance for the Masonic Home of Florida and The Grand Lodge of Florida. 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

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April 5, 2023

No. 26

At the request of the Chairman of the Insurance Committee, a poll of the Corporate Board of Directors was taken to approve the expenditure for the Windstorm Insurance for the Masonic Home of Florida and The Grand Lodge of Florida. 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