

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

April 15, 2023

No. 27

A Meeting of the Corporate Board of Directors was called to order at 9:00 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.: Julian M. Mackenzie, D.D.G.M. Dist. 19

R.:H.: Juanito T. Agustin, D.I. Dist. 1

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. 24 of March 11, 2023; Poll No. 25 of April 5, 2023; and Poll No. 26 of April 5, 2023. Motion carried.

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

- 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.
- The Home received notice from the Florida Office of Insurance Regulation relating to their plan to audit specific regulatory standards. This audit has not been completed since 2013 so, unfortunately, we are being asked to produce 8 years of records and tracking. All information is being gathered and reviewed for compliance with Florida Statutes Chapter 651 prior to being uploaded to the OIR website.
- Staff from all departments have been actively preparing for Pilgrimage Day on April 15<sup>th</sup>. Residents and family members are very excited to attend the event. We have a full day planned of fun and festivities.
- All active First Lady Projects are completed to the extent that we can at this time:
  - The Movie Room is awaiting AV equipment and movie room seating.
  - Refurbishment of the First Floor Nursing Center resident rooms and day room area is awaiting flooring for the day room and additional furniture for the resident rooms.
- Outreach Program Updates:
  - A flyer was distributed during the recent D.D.G.M. Orientation and was part of the Masonic publication this month.
  - The MCSA Outreach Services bi-monthly call will take place in June.
  - A data site has been created for use by the Outreach Services Coordinator (currently the Administrator) and we continue to update and add counties monthly.
- I wanted to take the opportunity to thank everyone for all the support you have provided during my first year as the Administrator of the Masonic Home; it has truly been a pleasure.

## LONG RANGE PLANNING COMMITTEE REPORT – APRIL

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

1. 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.
2. Director Robertson has received two proposals for the Board Room and Grand Master’s Office roof area. We are waiting for a third quote before proceeding. This work is included in the 2023-2024 budget.
3. Harper Mechanical continues to gather materials and do prep work associated with the Chiller and Cooling Tower Project. Over the past two weeks Director Robertson met with several engineers and the project manager from Harper to discuss the upcoming replacement of the north chiller and cooling tower. This will be a project that will require a significant amount of time to plan before implementing the actual replacement. We have been told that the delivery of the equipment should be soon.
4. Director Robertson also met with some vendors regarding the Residential Center renovation project. They require information on existing systems and how it will relate to new equipment as it is installed.
5. We encountered an issue with the 350KW generator on the 24<sup>th</sup> of March. The main service breaker on the generator was tripped and would not reset. After inspection by TAW, Inc., it was determined that the breaker failed internally and needed to be replaced. Since the unit is 25 years old, the exact replacement was not available but a suitable breaker was located and installed, tested and is now online. Per State requirements, load bank testing will be scheduled for later this month.
6. Failed Equipment Report is as follows for the month:
  - a) Repaired top right Southbend oven. Main fan switch was defective and a hinge on the electronics door needed repair.
  - b) Repaired AHU #4 as it was not running. The main breaker, fuse, and phone failure relay were all replaced. After making all electronic checks, it is unknown why there was a failure.
  - c) The main breaker on the 350KW Kohler generator failed to reset after testing. This breaker is original to the unit since 1998. TAW, Inc., made the repair and tested for proper operation.

## OPERATIONS COMMITTEE REPORT – APRIL

- 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. Testing for residents and staff is symptom based only unless the county positivity changes.
- B. Marketing/Admissions:
  - a. As of March 31, 2023: total of 77 residents; of which 36 are Private Pay with 19 non-masonic; there are 38 residents in the SNF and 39 ALF from the census breakdown report.
    - i. Census as of the date of this report is 78 with 2 possible admissions to the ALF this month.
    - ii. Our first quarter goal is to reach a total census of 83 by June 30<sup>th</sup>.
  - b. Fiscal Year to Date:
    - i. Admissions = 35 (7 Fraternal, 28 Private Pay)
    - ii. Discharges/Deaths = 27 (10 Fraternal, 17 Private Pay)
    - iii. 2 Clinical Denials
  - c. During the month of March we had a total of 11 tours.
  - d. The Administrator is working with BrandMETTLE on updating the website 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:	4	1	2	1 = 8
ALF:	4	7	17	8 = 36
Age of Referral				
0-6 M	7	5	10	4 = 26
7-12 M	2	2	6	1 = 11
12+ M	1	1	3	3 = 8

Totals: 8 9 15 20 = 52  
Referral Source: Web = 20 Drive By = 2 MD Referral = 1 Other = 2 Lodge/Mason = 15 Magazine = 3

Renovation of the Assisted Living Facility planning has been put on pause pending the Corporate Board's decision as to the future of the Masonic Home.

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 April 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 – APRIL**

There were no funds distributed in April of 2023 for Non-Resident Relief. Two Fraternal Care Applications were approved during the month of April.

#### **Summary of Admissions:**

1. Current Census: 77
2. To date, one Private Pay Application (Masonic) has been approved with a planned admission date of April 14, 2023 into the ALF. One Private Pay Application (non-Masonic) for the ALF has been submitted and is pending approval.

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

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

### **NON-RESIDENT RELIEF REPORT – MARCH**

During the month of March, 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 March and the Non-Resident Relief Report for the month of March. 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 MARCH**

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

ACCOUNT NO.	NAME:	ACCOUNT TYPE:
060 00-00 24802.001	Whaley, Marie (Cash)	Liability
060 00-00 26326.008	Nohren, Frances (Private Pay)	Liability
060 00-00 26327.008	Milbourn, Gloria (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 March. 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 MARCH**

During the month of March, 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 March which was seconded by R.:W.: Glen B. Bishop, Deputy Grand Master. Motion carried.

**LIST OF ESTATE ACTIVITY FOR MARCH**

The Board then reviewed the List of Estate Activity for March. R.:W.: Rudin J. Boatright, Grand Treasurer, moved for acceptance of the report for the month of March 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 March for the Masonic Home Endowment Fund, Inc. (\$1,556,283.08). The Board then reviewed the funds available for the Masonic Home Building Fund (\$566,919.85). During the month of March 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 March which was seconded by R.:W.: Donald W. Cowart, Senior Grand Warden, and the motion carried.

**MASONIC RELIEF FUND REPORT – MARCH**

As of March 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. The new fiscal year begins on April 1, 2023, this regard to this report.

R.:W.: Taleb T. Atala, Junior Grand Warden, made a motion for acceptance of the report for March as printed and distributed. Second was made by R.:W.: Anthony A. De Angelo, P.D.D.G.M., and the motion carried.

**MASONIC HOME BUDGET REPORT – MARCH**

We report that we are currently 7.3% unfavorable to the draft budget (\$619k) after all twelve months of the fiscal year before any contingency is used. After contingency is used we are only 2.1% unfavorable to the budget (\$187.7k). This is due to the planned payment in this fiscal year for the replacement of the chiller (\$680k out of \$1.2 million total).

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

A new estate has been opened wherein the Masonic Home is beneficiary. This is being handled by Bruce Marger, Esq., and the home has been referred to the local Properties Committee Chairman. All other property matters are listed on the Properties Committee Report.

**IV. MASONIC HOME:**

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 printed and distributed. 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 – MARCH**

After a review of the List of Property Activity by County for the month of March, 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 printed and distributed. R.: W.: Glen B. Bishop, Deputy Grand Master, seconded the motion which carried.

R.: W.: Glen B. Bishop, Deputy Grand Master, made a motion to set the price of the 2023-2024 Bobble Heads at \$30.00. 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 Board of Trustees' recommendation to accept Medicare and Medicaid on an individual basis on new admissions to the Masonic Home. It was noted that this does not make the Masonic Home a Medicare Facility. 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 9:13 a.m. Benediction was then offered by R.: W.: Donald W. Cowart, Senior Grand Warden.

Respectfully submitted:

Approved:



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



Robert J. Lambert  
Grand Master

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May 19, 2023

No. 28

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 an offer of \$365,000 on 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