

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

October 14, 2023

No. 11

A Meeting of the Corporate Board of Directors was called to order at 10:00 a.m. at the Masonic Home of Florida, St. Petersburg, Florida, and via video conference on Microsoft Teams, by M.: W.: Glen B. Bishop, Grand Master, Chairman, with the following members present:

M.: W.: Glen B. Bishop, Grand Master, Chairman  
R.: W.: Donald W. Cowart, Deputy Grand Master  
R.: W.: Taleb T. Atala, Senior Grand Warden  
R.: W.: Haskell R. Vest, Jr., Junior Grand Warden  
R.: W.: Rudin J. Boatright, Grand Treasurer  
R.: W.: J. Paul Stellrecht, P.D.D.G.M.  
M.: W.: Richard G. Hoover, 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     | M.: W.: J. Dick Martinez, P.G.M.         |
| M.: W.: Robert J. Lambert, P.G.M.                 | R.: W.: Joseph M. Fleites, P.D.D.G.M.    |
| R.: W.: Jack W. Hampton, Jr., W.: Grand Historian | R.: W.: Ben S. Schwartz, P.D.D.G.M.      |
| R.: W.: Rick Wendling, W.: Grand Sword Bearer     | R.: W.: Gary J. Gamache, Sr., P.D.D.G.M. |
| R.: W.: Anthony A. De Angelo, P.D.D.G.M.          | Brother Justin W. Franke                 |
| Brother John H. Eaton                             |  |

The Pledge of Allegiance to the American Flag was led by M.: W.: Glen B. Bishop, Grand Master, and prayer was offered by R.: W.: Donald W. Cowart, Deputy Grand Master. The Grand Master introduced the members of the Board and others present.

A motion was made by R.: W.: Donald W. Cowart, Deputy Grand Master, and seconded by R.: W.: Taleb T. Atala, Senior Grand Warden, to approve the Minutes of Corporate Board Meeting No. 9 of September 16, 2023, and Poll No. 10 of October 2, 2023. Motion carried.

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

- The Home received the draft Report of Examination from the Office of Insurance Regulation. The summary includes a total of nine findings:
  - Residents Council Required Disclosures – 4 Findings
  - Notification to the OIR – 2 Findings
  - Disclosure Documents – 2 Findings
  - Quarterly Meetings with Residents – 1 FindingAlthough there is a 30 day period to file a hearing on this report I am not recommending the Home do so as there are no additional documents or statements which can be provided to meet the above findings. In 2019 and 2020 there were changes to the Florida Statute in three of the four categories noted which the Home had not adapted its practice.
- The following system upgrades are in process:
  - **Point Click Care** – Clinical Managers have been trained on pharmacy integration, C.N.A.'s have been trained on the point of care charting and began utilizing the system on October 1, 2023. Our first round of training on order entry for the front line nursing staff has taken place with additional training the week of October 16<sup>th</sup>. The new Nursing Assessment Software has been initiated and is in use.
    - Billing system discover sessions have started; this is where the payer categories and ancillary charge codes are defined. Once this process is completed training on the use of the billing system will begin.
- Current Census Data as of 10/10/2023 – Total of 75 Residents:

- Residential/ALF: 20 Fraternal Care in Single Rooms; 4 Fraternal Care in Suites with spouses; 8 Private Pay in Single Rooms; 2 Private Pay in Suites alone; 4 Private Pay in Suites with spouses; Total of 38 Residents
- Nursing Center: 19 Fraternal Care in Semi-Private Rooms; 15 Private Pay in Semi-Private Rooms; 3 Private Pay in Private Rooms; Total of 37 Residents
- Outreach Program Updates:
  - The Masonic Outreach Services Program had two calls since our last meeting.
    - One is a referral from the Admissions Committee for a Brother in the Orlando area.
    - One is a Mason here in Florida who did not formally join a Florida Lodge. Cristal is working with the State of Indiana to see if there are any out of state benefits he will qualify for.
    - Cristal is finalizing a survey which will be sent out to all Lodges in November requesting information on the use of our website, educational opportunities regarding the Home and outreach at the Blue Lodge Level, member needs, and other information. From this survey our goal is to create a successful Lodge Outreach Program.
- Marketing/Events:
  - The Home hosted a Harvest Moon Ball on Friday, September 29, 2023. This was a beautiful event with hors d'oeuvres, music, and friendship. Community Service providers were invited and several attended.
  - New flyers/inserts are being created for addition to local newspaper distribution.
  - Cristal is working on a media campaign to include Google, Instagram, and Facebook to reach a larger audience.
  - Current Advertising materials/brochures are being revised to add a bar code for access directly to our website.
- Certification Process Update:
  - The Administrator presented a status review for Medicare/Medicaid application.
    - Insurance Provider Contracts continue to be reviewed with several Medicare HMO's. Again, many of these require the certification survey to take place in order to be fully approved and activated. The Administrator continues to work with Grand Lodge on all applications.
    - Education for the center staff continues weekly based on policy changes. We also added medication observation reviews by the pharmacy which is scheduled for the end of October.
    - Our goal was to submit the Medicare Provider Application the week of September 22<sup>nd</sup>, however, there has been a change to the CMS website requiring authentication of my request to be an Authorized Account Representative. (Document is in process.) Until this is complete the application cannot be filed electronically as now required.
- Proposals:
  - The Administrator submitted a new contract for a Consultant Dietician. This has been reviewed by legal counsel. The new contract will reduce monthly expenses by \$910/month or \$10,920/year.

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

1. There was an issue with the new Daikin Chiller and it stopped running on September 30, 2023. Harper and Daikin representatives are working to find out what happened and to make the repair under warranty. Through Harper, we have a temporary chiller to cool the building and have several spot coolers if needed in warmer areas of the building. We are still holding the retainage and will do so until the chiller is repaired and all punch list items are completed.
2. The Airstron Mechanical bid for the replacement of AHU-13 is complete and will be reviewed by the Long Range Planning Committee.

### **OPERATIONS COMMITTEE REPORT – OCTOBER**

- A. COVID – There are no current outbreaks or restrictions.
- B. Marketing/Admissions:
  - a. The Home is participating as a sponsor for the St. Petersburg Classic Regatta in October.
  - b. The Home will also be a sponsor for the local Turkey Trot taking place right here on 4<sup>th</sup> Street this November. Our team will be handing out water and snacks to all the participants.

C. Census:

- a. As of September 30<sup>th</sup>: Total of 76 residents; of which 33 are Private Pay with 20 of those being non-masonic. There are 36 residents in the SNF and 40 in the ALF from the census breakdown report.
- b. Fiscal Year to Date:
  - i. Admissions = 20 (8 Fraternal, 12 Private Pay)
  - ii. Discharges/Deaths = 22 (7 Fraternal, 15 Private Pay)
- c. Referral Summary:

| Total Number of Referrals In Pipedrive | Private | Private Masonic | Fraternal | Undecided | Totals |
|--|---------|-----------------|-----------|-----------|--------|
| Nursing                                | 6       |                 | 2         |           | 8      |
| ALF                                    | 9       |                 | 11        | 2         | 22     |
|  |         |                 |           |           | 30     |

| Age Of Referral |    |  |   |   |
|-----------------|----|--|---|---|
| 0- 6 months     | 14 |  | 9 | 2 |
| 7-12 Months     | 1  |  | 4 |   |
| 12+ Months      |    |  |   |   |

| Referral Source | Website | Drive By | MD Referral | Other | Lodge/Mason | Magazine |
|-----------------|---------|----------|-------------|-------|-------------|----------|
|                 | 10      | 2        |             | 2     | 16          |          |

R.:W.: Donald W. Cowart, 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 printed and distributed. Second was made by R.: W.: Taleb T. Atala, Senior Grand Warden, and the motion carried.

**ADMISSIONS AND NON-RESIDENT RELIEF COMMITTEE REPORT – OCTOBER**

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

There were no Fraternal Care Applications submitted during the month of October for review.

R.: W.: Taleb T. Atala, Senior Grand Warden, moved for acceptance of the Admissions Committee Report for the month of October as presented at the Board of Trustees Meeting and the motion was seconded by R.: W.: Haskell R. Vest, Jr., Junior Grand Warden. 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 26338.008 | Ketchersid, Arthur (Private Pay) | Liability     |
| 060 00-00 26339.008 | Heintz, Carol (Private Pay)      | Liability     |

R.: W.: Haskell R. Vest, Jr., Junior Grand Warden, moved for the adoption of the New Account Numbers Report for the month of September. Second was made by R.: W.: J. Paul Stellrecht, P.D.D.G.M., 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.: J. Paul Stellrecht, P.D.D.G.M., made a motion for the adoption of the Credit Applications Report for the month of September which was seconded by M.: W.: Richard G. Hoover, P.G.M. Motion carried.

## **LIST OF ESTATE ACTIVITY FOR SEPTEMBER**

The Board then reviewed the List of Estate Activity for September. M.: W.: Richard G. Hoover, P.G.M., moved for acceptance of the report for the month of September as printed and distributed. Second was made by R.: W.: Rudin J. Boatright, Grand Treasurer, 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. (\$515,830.97). The Board then reviewed the funds available for the Masonic Home Building Fund (\$566,919.85). 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.: Rudin J. Boatright, Grand Treasurer, made a motion for acceptance of the reports for the month of September which was seconded by R.: W.: Donald W. Cowart, Deputy Grand Master, and the motion carried.

### **MASONIC RELIEF FUND REPORT – SEPTEMBER**

During the month of September, funds totaling \$2,325.00 were received and deposited into the Masonic Relief Fund bringing the year to date total to \$10,150.00.

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

### **MASONIC HOME BUDGET REPORT – SEPTEMBER**

We report that we are currently .21% unfavorable to the final budget (\$18,701) after six months of the fiscal year before any contingency is used; after amortizing for the insurance premiums already paid, and adjusting for the timing of maintenance.

R.: W.: Taleb T. Atala, 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.: Haskell R. Vest, Jr., Junior Grand Warden, and the motion carried.

## **REPORT OF THE GENERAL COUNSEL**

### **I. CONTRACT REVIEW/GRAND LODGE:**

Nothing pending.

### **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:**

All property matters are listed on the Properties Committee Report. W.: Kenneth E. Thorndyke, Zone 1 Chairman of the Properties Committee, will visit the Blocker Property and attempt to get the property sold due to the development surrounding the property.

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

General Counsel has reviewed an emergency chiller rental proposal, a new dietician proposal, and correspondence relating to the ad valorem and non ad valorem tax matters relating to the apartments. 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.

**V. MISCELLANEOUS MATTERS:**

General Counsel has assisted in several Lodges' mergers/consolidations as well as the purchase and/or sale of real property.

R.: W.: Haskell R. Vest, Jr., Junior Grand Warden, made a motion to approve the Report of the General Counsel as presented by R.: W.: Stephen R. Gladstone. Second was made by R.: W.: J. Paul Stellrecht, 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.: J. Paul Stellrecht, P.D.D.G.M., moved for the adoption of the report as printed and distributed. Second was made by M.: W.: Richard G. Hoover, 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 Zone Chairman has been requested to review the property valuation as substantial development has occurred surrounding the property.
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 and should be closing soon.
4. **Zone 6 Properties Committee Chairman R.: W.: Jeffrey A. Tumbarello, Sr.**  
**The Watson Property at 4139 Targee Avenue, North Port, FL 34287**  
 The Board voted to reduce the listing price from \$314,900 to \$299,900.

M.: W.: Richard G. Hoover, 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.

R.: W.: Rudin J. Boatright, Grand Treasurer, made a motion to accept the recommendation of the Endowment and Investment Committee to change money managers from BNY Mellon to Morgan Stanley. R.: W.: Donald W. Cowart, Deputy Grand Master, seconded the motion which carried.

There being no further business to come before the Corporate Board the meeting was closed at 10:22 a.m. Benediction was then offered by R.: W.: Taleb T. Atala, Senior Grand Warden.

Respectfully submitted:



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

Approved:



Glen B. Bishop  
Grand Master

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October 26, 2023

No. 12

At the request of the State Chairman of the Properties Committee, a poll of the Corporate Board of Directors was taken for approval to counter the offer of \$280,000 at \$289,950 which splits the difference of the offer and the listing price of \$299,900 for the Watson Property (Masonic Home Residents) located at 4139 Targee Avenue, North Port, Florida, 34287. The members voted as follows:

|         |   |     |
|---------|---|-----|
| M.: W.: | Glen B. Bishop, Grand Master, Chairman    | Yes |
| R.: W.: | Donald W. Cowart, Deputy Grand Master     | Yes |
| R.: W.: | Taleb T. Atala, Senior Grand Warden       | Yes |
| R.: W.: | Haskell R. Vest, Jr., Junior Grand Warden | Yes |
| R.: W.: | Rudin J. Boatright, Grand Treasurer       | Yes |
| M.: W.: | Richard G. Hoover, P.G.M.                 | Yes |
| R.: W.: | J. Paul Stellrecht, P.D.D.G.M.            | Yes |

Respectfully submitted:



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

Approved:



Glen B. Bishop  
Grand Master

**MEETING OF THE CORPORATE BOARD  
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November 9, 2023

No. 13

At the request of the Grand Secretary, a poll of the Corporate Board of Directors was taken for approval to change the agent for The Grand Lodge of Florida and the Masonic Home Employee Medical Benefits from Brown and Brown Insurance to CBIZ Employee Benefits and to increase the Grand Lodge's contribution to the Employees' Medical Benefits to \$680.00 per month for employees that choose the group healthcare insurance. The members voted as follows:

|         |   |     |
|---------|---|-----|
| M.: W.: | Glen B. Bishop, Grand Master, Chairman    | Yes |
| R.: W.: | Donald W. Cowart, Deputy Grand Master     | Yes |
| R.: W.: | Taleb T. Atala, Senior Grand Warden       | Yes |
| R.: W.: | Haskell R. Vest, Jr., Junior Grand Warden | Yes |
| R.: W.: | Rudin J. Boatright, Grand Treasurer       | Yes |
| M.: W.: | Richard G. Hoover, P.G.M.                 | Yes |
| R.: W.: | J. Paul Stellrecht, P.D.D.G.M.            | Yes |

Respectfully submitted:

Approved:



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



Glen B. Bishop  
Grand Master