

**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 16th. 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 22nd, 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 4th Street this November. Our team will be handing out water and snacks to all the participants.

C. Census:

- a. As of September 30th: 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 Pipeline	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

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

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
OF THE MOST WORSHIPFUL GRAND LODGE
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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:

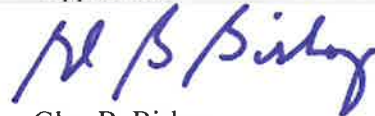
M.: W.:	Glen B. Bishop, Grand Master, Chairman	Yes
R.: W.:	Donald W. Cowart, Deputy Grand Master	Yes
R.: W.:	Taleb T. Atala, Senior Grand Warden	Yes
R.: W.:	Haskell R. Vest, Jr., Junior Grand Warden	Yes
R.: W.:	Rudin J. Boatright, Grand Treasurer	Yes
M.: W.:	Richard G. Hoover, P.G.M.	Yes
R.: W.:	J. Paul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

**MINUTES OF THE BOARD MEETING OF THE BOARD OF TRUSTEES
THE MASONIC HOME OF FLORIDA
OCTOBER 14, 2023**

The Members of the Board of Trustees of the Masonic Home of Florida met in regular session on Saturday, October 14, 2023, at 9:00 a.m. at the Masonic Home of Florida and via video conference on Microsoft Teams with the following members present:

PRESENT:

R.: W.: R. James Rocha, Chairman
R.: W.: Kevin D. Smithwick, Vice Chairman
R.: W.: Michael S. Griffin, Secretary
R.: W.: Douglas L. Ankeny
R.: W.: Charles A. Dyer
R.: W.: Glen L. Garner
M.: W.: Stanley L. Hudson, P.G.M.
R.: W.: R. Patrick Jacob
Brother Michael R. Pender, Jr. (Via Microsoft Teams)

ALSO PRESENT: (in person or via Microsoft Teams) M.: W.: Glen B. Bishop, Grand Master; 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; M.: W.: Richard E. Lynn, P.G.M., Grand Secretary; M.: W.: Richard G. Hoover, P.G.M.; M.: W.: J. Dick Martinez, P.G.M.; R.: W.: J. Paul Stellrecht, W.: Grand Marshal; R.: W.: Jack W. Hampton, Jr., W.: Grand Historian; R.: W.: Rick Wendling, W.: Grand Sword Bearer; R.: W.: Stephen R. Gladstone, General Counsel; R.: W.: Jorge L. Filgueira, P.D.D.G.M.; R.: W.: Robert W. Estell, Jr., P.D.D.G.M.; R.: W.: Gary J. Gamache, Sr., P.D.D.G.M.; R.: W.: Julian M. Mackenzie, P.D.D.G.M.; Brother Justin W. Franke; Brother John H. Eaton; and various beloved Masonic Home Residents.

CALL TO ORDER: R.: W.: R. James Rocha, Chairman, called the meeting to order at 9:00 a.m. The Chairman welcomed all assembled and asked them to join in reciting the Pledge of Allegiance to the Flag of the United States of America. R.: W.: R. James Rocha, Chairman, then gave the Invocation.

INTRODUCTION OF BOARD OF TRUSTEES: R.: W.: R. James Rocha, Chairman, introduced the members of the Board of Trustees and guests in attendance as listed above.

R.: W.: Michael S. Griffin made a motion that the Minutes from the last regular Board of Trustees Meeting held on September 16, 2023, be approved as printed and distributed. Second was made by R.: W.: Kevin D. Smithwick and the motion carried.

ADMINISTRATOR'S BOARD REPORT:

- 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 16th. 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
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- 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.
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 - 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 22nd, 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.

At our last regular Board Meeting we had 75 residents in the Home. During the month of September, we had two admissions, one death, and no discharges bringing the total to 76. Of those, 27 are men and 49 are women.

ADMITTED:

Arthur Ketchersid, Private Pay, Non-Masonic
Carol Heintz, Private Pay, Non-Masonic

ADMIT DATE:

09/13/2023
09/19/2023

DECEASED:

Dallas Adkins, sponsored by Tampa Bay Lodge No. 252
Admitted: June 28, 2021

DECEASED DATE:

09/22/2023

With two admissions, one loss by death, and no discharges the month of September ended with 40 Assisted Living and 36 Nursing Center for a total of 76 residents.

MAINTENANCE DEPARTMENT FAILED EQUIPMENT REPORT: See the Long Range Planning Committee Report.

DIETARY DEPARTMENT REPORT: The total number of resident meals served for the month of September was 8,768; 7,068 meals were served to residents and 1,700 meals were served to the employees. The Masonic Home collected \$0.00 toward meal cost. The raw food cost per meal was \$5.55.

SECURITY DEPARTMENT REPORT: There were no reportable incidents for the month of September. There were two resident ID badges issued and six new employee ID badges issued.

R.:W.: Kevin D. Smithwick presented the Administrator's Report on behalf of Ms. Renee Verrier and moved for its adoption. Second was made by R.:W.: Glen L. Garner and the motion carried.

LONG RANGE PLANNING COMMITTEE REPORT:

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.

M.:W.: Stanley L. Hudson, P.G.M., presented the Long Range Planning Committee Report and then moved for its adoption. R.:W.: Charles A. Dyer seconded the motion which carried.

LEGAL ADVISOR'S REPORT: The total funds received during the month of September from Estates and Wills was \$353,399.63, which brings the year to date total of funds received for the Masonic Home Endowment Fund, Inc., on behalf of Estates and Wills to \$515,830.97. 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.: Charles A. Dyer made a motion to accept the Legal Advisor's Report as presented by R.:W.: Stephen R. Gladstone. R.:W.: Douglas L. Ankeny seconded the motion which carried.

ADMISSIONS COMMITTEE REPORT: 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.: Glen L. Garner presented the Admissions Committee Report and moved for its adoption. R.:W.: R. Patrick Jacob seconded the motion which carried.

OPERATIONS COMMITTEE REPORT:

- 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 4th Street this November. Our team will be handing out water and snacks to all the participants.
- C. Census:
 - a. As of September 30th: 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	25	
7-12 Months	1		4		5	
12+ Months					0	
Referral Source	Website	Drive By	MD Referral	Other	Lodge/Mason	Magazine
	10	2		2	16	

R.: W.: Michael S. Griffin presented the Operations Committee Report and moved for its adoption.
M.: W.: Stanley L. Hudson, P.G.M., seconded the motion which carried.

BUDGET COMMITTEE REPORT: 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.: Kevin D. Smithwick presented the Budget Committee Report and moved for its adoption. Second was made by R.: W.: Charles A. Dyer and the motion carried.

OLD BUSINESS: None

NEW BUSINESS: R.: W.: Michael S. Griffin offered to explore possible insurance coverage for the failed chiller.

R.: W.: Rick Wendling, W.: Grand Sword Bearer, presented \$50.00 on behalf of the Suncoast Master Mason Association, to Masonic Home Resident Brother Vincent Bandos naming him “Resident of the Month.” Congratulations Vincent!

R.: W.: Kevin D. Smithwick gave the Benediction and the meeting was adjourned at 9:30 a.m.

Respectfully submitted,

R.: W.: R. James Rocha
Chairman

R.: W.: Michael S. Griffin
Secretary to the Board of Trustees

**MINUTES OF CALLED MEETING OF THE BOARD OF TRUSTEES
THE MASONIC HOME OF FLORIDA
OCTOBER 14, 2023**

The Members of the Board of Trustees of the Masonic Home of Florida met in called session on Saturday, October 14, 2023, at 8:00 a.m. at the Masonic Home of Florida with the following members present:

PRESENT:

R.: W.: R. James Rocha, Chairman
R.: W.: Kevin D. Smithwick, Vice Chairman
R.: W.: Michael S. Griffin, Secretary
R.: W.: Charles A. Dyer
R.: W.: Glen L. Garner
Brother Michael R. Pender, Jr. (online)

ABSENT:

M.: W.: Stanley L. Hudson, P.G.M.
R.: W.: R. Patrick Jacob
R.: W.: Douglas L. Ankeny

ALSO PRESENT: (In person or online): M.: W.: Glen B. Bishop, Grand Master; 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; M.: W.: Richard E. Lynn, P.G.M., Grand Secretary; M.: W.: Robert Lambert, P.G.M.; M.: W.: J. Dick Martinez, P.G.M.; R.: W.: Ben Schwartz, P.D.D.G.M.; R.: W.: J. Paul Stellrecht, P.D.D.G.M., Grand Marshal; R.: W.: Jack W. Hampton, Jr., W.: Grand Historian; R.: W.: Rick Wendling, Grand Sword Bearer; R.: W.: Jorge Filgueira, P.D.D.G.M.; R.: W.: Joseph Fleites, P.D.D.G.M.

CALL TO ORDER: R.: W.: R. James Rocha, Chairman, called the meeting to order at 8:00 a.m. The Chairman welcomed all assembled.

PURPOSE OF THE CALLED MEETING: To re-present the “Future Pathways for the Masonic Home of Florida” to the Corporate Board, for their consideration and subsequent vote during their November regular meeting.

OLD BUSINESS: R.: W.: James Rocha re-introduced and re-presented a PowerPoint presentation (see attached) as to the options for the future of the Masonic Home gathered by the Board of Trustees. Options include: Divestiture of the property; Refurbishment of the Assisted Living Rooms; Outreach/Outsource; Transition to a foundation based model and/or continue with the status quo. The presentation included a review of the current situation/need for action. Presentation concluded with notifying the Corporate Board that the Board of Trustees voted, unanimously, for Refurbishment of the Assisted Living Rooms and respectfully requested that the Corporate Board approve said option, after due consideration, at their next meeting.

A question and answer period ensued.

NEW BUSINESS: None

R.: W.: R. James Rocha, Chairman, adjourned the meeting at 8:50 AM..

Respectfully submitted,

R.: W.: R. James Rocha
Chairman

R.: W.: Michael S. Griffin
Secretary to the Board of Trustees

FUTURE PATHWAYS FOR THE MASONIC HOME OF FLORIDA



**Board of Trustees
October 2023**

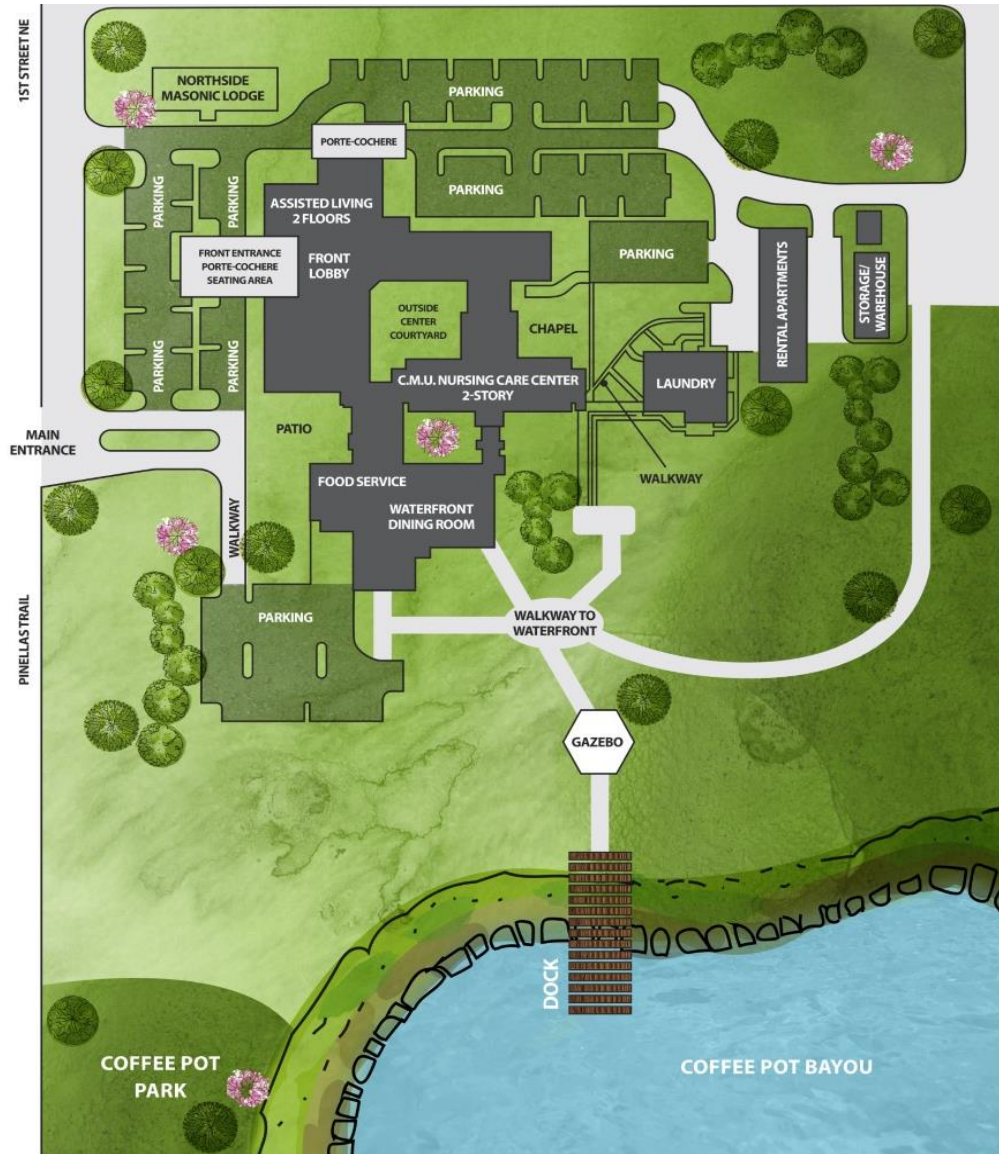
STATUS QUO - BACKGROUND

- Strengths – location, staff delivers quality health care with 5 * AHCA rating
- Weaknesses – single site senior living (≠ economy of scale), government imposition
- Opportunities – grow senior living to fund outreach and placement geographically
- Threats – stock market, health care inflation, low census

We have engaged an Assistant Administrator to initiate outreach implementation. Also, Medicaid application steps are in progress for up to \$1-\$1.2 mm net/year by Q1 2024.

In 2021, the Craft passed the following legislation which reads, in part: “...RIGHT-SIZE AND RENOVATE THE EXISTING BUILDING CONSTRUCTED IN 1984, CREATE LARGER APARTMENTS IN ASSISTED LIVING...CREATE SEPARATE ASSISTED LIVING AND NURSING DINING AREAS...AND RENOVATE SELECT PUBLIC SPACES TO HAVE A MORE UPDATED APPEARANCE...” This leads to the possible pathways: Status Quo, Refurbishment, Divestiture, Outsource/Outreach – all of which leads to an Outreach/Foundation model in the long term.

STATUS QUO – Facility Maintenance



Due to the chiller issues this week, this forecast will be updated soon.

Facility forecasts like these have been adequately budgeted in the annual MH Budget D-602 account since 2017

Over the last 10 years, the approved D-612 maintenance budget has averaged over \$650,000 per year.

Masonic Home Long Range Plan 2020-2024 Budget							
Capital Project Description	Priority Year	Quantity	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Exterior Property and Grounds	2020	1	\$ 280,000.00	\$ 48,500.00	\$ 17,500.00	\$ 14,000.00	\$ 12,500.00
Exterior Building Sealing	2020	1	\$ 250,000.00	\$ -	\$ -	\$ -	\$ -
Tree Removal Tree Trimming	2021	1	\$ 15,000.00	\$ 15,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
Asphalt Resurfacing	2021	1	\$ 10,000.00	\$ 25,000.00	\$ 15,000.00	\$ 10,000.00	\$ 10,000.00
Sidewalk Repairs	2021	1	\$ -	\$ 2,000.00	\$ -	\$ 500.00	\$ -
Irrigation Repairs	2021	1	\$ 5,000.00	\$ 1,000.00	\$ -	\$ 500.00	\$ -
New Landscaping	2021	1	\$ -	\$ 5,000.00	\$ -	\$ 500.00	\$ -
Misc Work and services	2021	1	\$ -	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00
Roofing	2020	1	\$ 10,000.00	\$ 280,000.00	\$ 410,000.00	\$ -	\$ 222,000.00
Lin Building, Admin. BR., Library (36,294 SF)	2022	1	\$ 10,000.00	\$ 5,000.00	\$ 400,000.00	\$ -	\$ -
Nursing Center (11,645 SF)	2025	\$ -	\$ -	\$ 5,000.00	\$ -	\$ 120,000.00	\$ -
Kitchen & Dining (22979 SF)	2021	\$ -	\$ 230,000.00	\$ -	\$ -	\$ -	\$ -
Laundry (6460 SF)	2021	\$ -	\$ 45,000.00	\$ -	\$ -	\$ -	\$ -
Apartment Building and Storage (10,000 SF)	2025	\$ -	\$ -	\$ 5,000.00	\$ -	\$ 100,000.00	\$ -
Awning and Misc Structures	2020-2025	\$ -	\$ -	\$ -	\$ -	\$ 2,000.00	\$ -
Interior of Building Systems and finish	2020	1	\$ 80,000.00	\$ 7,000.00	\$ 1,500.00	\$ 1,000.00	\$ 1,000.00
Nurse Call System	2020	1	\$ 80,000.00	\$ -	\$ -	\$ -	\$ -
Flooring & Carpeting	2020-2025	\$ -	\$ 5,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Ceilings & Acoustical	2020-2025	\$ -	\$ -	\$ 500.00	\$ -	\$ -	\$ -
Doors and Security Closure systems	2020-2025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
New counter tops in Nursing (4)	2020-2025	\$ -	\$ 2,000.00	\$ -	\$ -	\$ -	\$ -
IT, Media and Infrastructure	2020	1	\$ 48,000.00	\$ 33,500.00	\$ 8,500.00	\$ 8,500.00	\$ 8,500.00
Phone System and Cabling	2021	1	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -	\$ -
Firewall, Switches and WiFi	2020-2025	1	\$ 15,000.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00
Servers and Hardware	2020-2025	1	\$ -	\$ -	\$ -	\$ -	\$ -
Yearly Workstation Refresh	2020-2025	1	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00
Interior Rooms and furnishings			\$ -	\$ -	\$ -	\$ -	\$ -
Skilled Nursing (24 rooms)	2020-2025	24	\$ -	\$ -	\$ -	\$ -	\$ -
Assisted Living Rooms (94 rooms)	2020-2025	12	\$ -	\$ -	\$ -	\$ -	\$ -
Main Offices and other rooms	2020-2025	1	\$ -	\$ -	\$ -	\$ -	\$ -
Mechanical Electrical Plumbing System	2020	1	\$ 357,900.00	\$ 481,300.00	\$ 213,400.00	\$ 664,500.00	\$ 400,500.00
Replacement of Chiller and Cooling Tower	2021	1	\$ 300,000.00	\$ 330,000.00	\$ -	\$ 380,000.00	\$ -
Main Building Fan Coil Replacements	2020-2025	1	\$ 2,800.00	\$ 3,100.00	\$ 3,500.00	\$ -	\$ -
Nursing Home Fan Coils Replacement	2020-2025	1	\$ 2,800.00	\$ 3,100.00	\$ 3,500.00	\$ 4,000.00	\$ 4,500.00
Main Building Reheat Coils Replacement	2020-2025	1	\$ 2,300.00	\$ 2,600.00	\$ 2,900.00	\$ -	\$ -
Main Building AHJ's Replacement	2020-2025	1	\$ 50,000.00	\$ 60,000.00	\$ 65,000.00	\$ 70,000.00	\$ 75,000.00
Nursing Center AHJ's Replacement	2024-2025	1	\$ -	\$ -	\$ -	\$ 80,000.00	\$ 85,000.00
Dining Room AHJ's Replacement	2022	1	\$ -	\$ -	\$ 75,000.00	\$ -	\$ 80,000.00
Laundry AHJ Replacement	2023	1	\$ -	\$ -	\$ -	\$ 75,000.00	\$ -
Upgrade Controls throughout Building	2020-2025	1	\$ -	\$ 25,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
Boilers & Pumps Replacement	2020-2025	1	\$ -	\$ 15,000.00	\$ -	\$ -	\$ 100,000.00
Water Heaters	2021	1	\$ -	\$ -	\$ -	\$ 2,500.00	\$ -
Commercial Washers	2021	1	\$ -	\$ 15,000.00	\$ -	\$ -	\$ -
Commercial Dryers	2021	1	\$ -	\$ 10,000.00	\$ -	\$ -	\$ -
Fire Pump & Controls	2021	1	\$ -	\$ 7,500.00	\$ -	\$ -	\$ -
Electrical Transformers	2021	1	\$ -	\$ -	\$ 2,500.00	\$ -	\$ 3,000.00
Electrical Disconnects and Starters	2021	1	\$ -	\$ -	\$ 5,000.00	\$ 2,000.00	\$ 2,000.00
Electrical Lighting Replacement & Upgrades	2021	1	\$ -	\$ 5,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Elevators and components	2020-2025	1	\$ -	\$ 5,000.00	\$ -	\$ -	\$ -
Generators and components	2020-2025	1	\$ -	\$ -	\$ 5,000.00	\$ -	\$ -
Misc Contingency			\$ -	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
Kitchen & Dining	2020	1	\$ 25,000.00	\$ 15,000.00	\$ 25,000.00	\$ 25,000.00	\$ 85,000.00
Commercial Dishwashers	2020-2025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Commercial Ovens & Steamers	2020-2025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Commercial Fryers	2020-2025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Commercial Grills	2020-2025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Commercial Ranges	2020-2025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Warmers and Holding Equipment	2020-2025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Walk In Coolers & Freezers	2021	\$ -	\$ 5,000.00	\$ -	\$ -	\$ -	\$ 60,000.00
MISC Equipment	2020-2025	\$ 25,000.00	\$ 10,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
Furniture and Tables	2020-2025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transportation	2020	1	\$ 80,000.00	\$ -	\$ -	\$ -	\$ -
20+ Passenger Bus with Wheelchair lift	2020	1	\$ 80,000.00	\$ -	\$ -	\$ -	\$ -
Total Budget per year			\$ 880,900.00	\$ 890,300.00	\$ 700,900.00	\$ 738,000.00	\$ 754,500.00

STATUS QUO - BUDGET

Description	Actual Expenses 2013-2014	Actual Expenses 2014-2015	Actual Expenses 2015-2016	Actual Expenses 2016-2017	Actual Expenses 2017-2018	Actual Expenses 2018-2019	Actual Expenses 2019-2020	Actual Expenses 2020-2021	Actual Expenses 2021-2022	Actual Expenses 2022-2023	Actual Expenses thru 8/31/2023	FINAL Budget 2023-2024	Trended Budget 2024-2025	Trended Budget 2025-2026	Trended Budget 2026-2027	Trended Budget 2027-2028	Trended Budget 2028-2029
Administration	1,475,857	1,394,804	1,546,074	1,524,831	1,530,246	1,600,652	1,541,003	1,740,710	1,888,811	1,666,310	1,133,213	1,823,983.43	1,801,412	1,841,668	1,887,724	1,935,694	1,991,659
Maintenance & Security	1,414,986	1,321,479	1,164,313	2,345,459	1,656,590	1,317,976	1,581,750	1,537,546	1,496,086	2,302,189	1,336,911	2,156,745.24	2,156,746	2,208,619	1,990,410	2,027,643	2,065,843
Dietary	963,401	978,144	976,322	1,002,514	1,079,218	1,116,314	1,114,062	1,131,219	1,031,454	1,133,012	444,943	1,142,978.11	1,142,978	1,174,235	1,206,370	1,239,407	1,273,372
Nursing	2,556,620	2,496,349	2,499,767	2,623,823	2,890,376	2,560,719	2,668,400	2,619,980	2,632,031	3,234,479	1,185,258	2,861,972.59	2,861,974	2,945,321	3,031,118	3,119,438	3,210,355
Housekeeping	413,043	403,644	390,719	367,872	418,793	432,158	453,380	407,765	376,249	440,680	156,860	428,951.67	428,950	441,222	453,850	466,845	480,217
Recreation	235,892	232,949	229,808	241,967	258,432	236,691	229,670	213,004	184,012	196,198	70,986	221,521.59	221,522	228,044	234,760	241,675	248,795
Social Services	64,676	64,729	63,237	64,429	66,765	63,644	66,556	70,497	71,648	89,079	27,878	78,173.45	78,172	80,512	82,922	85,405	87,961
Sub-total: MH Expenditures	\$7,124,475	\$6,892,098	\$6,870,240	\$8,170,894	\$7,900,420	\$7,328,155	\$7,654,822	\$7,720,721	\$7,680,290	\$9,061,948	\$ 4,356,048	\$8,714,326.08	\$8,691,753	\$8,919,622	\$8,887,155	\$9,116,107	\$9,358,202
													-0.3%	2.6%	-0.4%	2.6%	2.7%
Non Resident Relief (D-701)	4,573	6,015	7,029	3,343	7,000	2,000	-	-	8,100	10,000.00	\$0	\$10,000	10,000	10,000	10,000	10,000	10,000
Emergency Relief (D-802)	4,664	2,001	-	1,999	2,667	-	-	1,000	667	-	\$0	\$5,000	5,000	5,000	5,000	5,000	5,000
Hospital Service (D-902)	-	-	-	-	-	-	-	-	-	-	\$0	\$1,000	1,000	1,000	1,000	1,000	1,000
Promotional (D-1001 to D-1007)	17,111	28,255	36,669	28,173	37,028	13,892	11,128	16,931	17,929	17,564.98	\$14,220.45	\$36,000	36,000	36,000	36,000	36,000	36,000
Properties Committee (D-1101, D-1102)	28,641	30,477	45,695	54,223	133,039	21,888	11,767	17,859	26,576	32,335.81	\$28,179.60	\$60,000	60,000	60,000	60,000	60,000	60,000
Construction (D-1400)	-	-	-	-	-	-	-	-	-	-	\$0	\$0	-	-	-	-	-
Contingency Reserve (D-1200)	-	-	-	-	-	-	-	-	-	-	\$0	711,737	500,000	500,000	500,000	500,000	500,000
Sub-total: Relief/Promotion	\$54,988	\$66,748	\$89,393	\$87,737	\$179,734	\$37,780	\$22,896	\$35,790	\$53,272	\$59,900.79	\$ 42,400.05	\$ 823,737.16	\$612,000	\$612,000	\$612,000	\$612,000	\$612,000
TOTAL: MH and Relief Operations	\$7,179,463	\$6,958,846	\$6,959,633	\$8,258,631	\$8,080,154	\$7,365,935	\$7,677,717	\$7,756,511	\$7,733,562	\$9,121,848	\$ 4,398,448	\$9,538,063.24	\$9,303,753	\$9,531,622	\$9,499,155	\$9,728,107	\$9,970,202

The trended budget includes the forecasted facility maintenance during the next five years

STATUS QUO

- Continued drain on endowment
 - Medicaid revenues will improve the financial position by \$1-1.2 million net/year by Q1 2024
- Room size and amenities are not competitive, not up to expectations
- Current low occupancy contributes to financial draw due to fixed costs
- Market studies confirm that St Petersburg is a good location for additional senior living
 - Competing Senior Living facilities to our north and to our south have waiting lists
 - The demographics and financial wherewithal in the surrounding communities are quite favorable for our business
- Residents are content; and we know change is disruptive and stressful
- MHF facility is a point of pride within Florida Masonry

REFURBISHMENT



- Will dramatically improve residents' the quality of life
- Greatly reduces (or eliminates) endowment erosion
- Improves market value of facility



REFURBISHMENT

2023/2024 Masonic Home **budget** is apx. **\$8.9M** so that would be our goal for income after the ALF remodel.

ALF REVENUE after the remodel:

34 rooms at \$150/day =	\$1,861,500
36 rooms at \$225/day =	\$2,956,500
4 rooms at \$300/day =	\$438,000
4 rooms with addt'l person fee of \$150/day =	\$219,000

TOTAL ALF REVENUE POST REMODEL **\$4,927,500** (NOTE: Assumes a 90% occupancy)

SNF REVENUE: Stays unchanged for now and should produce more residents since people will transition from the full ALF side to the SNF.

65 beds at \$250/day= **\$4,745,000** (NOTE: Assumes an 80% fill rate)

TOTAL REVENUE: **\$9,672,500**

HOWEVER ...

REFURBISHMENT

HOWEVER . . .

Because the Masonic Home would now be THE premier, high-end facility, with amazing amenities (First Ladies' projects on the first floor!), we would price our rooms accordingly.

Brand Mettle's research, coupled with R.:W.: Smithwick calling 12 (!) assisted living facilities in the area (week of March 27th, 2023) resulted in:

- Approx. 50% had a waiting list. However, the locations that had activities (i.e., our main "competition") ALL had waiting lists. As such . . .
 - We would have market capacity to increase our room rate 10% - 20%. (Yes, even on top of our recent rate increase). Increasing rates would put us in a position to act more like a business and not "leave money on the table"
 - Increasing the rate only 15% would result in gross additional revenue of: \$1,450,875

Total Revised Projected Annual Revenue: \$11,123,375

REFURBISHMENT

Project Funding:

Projected Cost: \$13.2M (Note: assumes rooms are unfurnished--typical resident prefers to bring own furniture)

NOTE: The Craft has already approved funding: \$21.8M [‘ . . . with a total estimated project cost of \$21.8 million” (Note: Legislation included skilled nursing refurbishment in the \$21.8M)]

Sources of possible reduction of impact on pre-approved funding:

- Existing reserve of donated funds (from Lodges, etc.): \$1.8M
- Secure a loan (payments via revenue greater than expenses, draw from endowment, GM’s Charity contributions)
- Additional possible sources:
 - Seek additional contributions from the Craft. There are approximately 29,000 registered FL masons We may be pleasantly surprised by the generosity of our fraternity. Keep in mind that The Masonic Home is a 510c3 and the donations are 100% tax deductible.
 - Seek donations from the community / naming rights to a floor and / or wing

DIVESTITURE



Background: There have been various opinions and conjecture of the value of the property, ranging from \$30M to \$10M. First Colliers and now Cushman Wakefield was retained. A divestiture and transition to a new model can improve our on-going competitiveness and fiduciary responsibility of our Endowment.



DIVESTITURE

- ❖ Census is far below average for the market and location compared to competitors.
- ❖ The Masonic Home is not in a favorable condition for a viable sale of the business to be feasible.
- ❖ Last two appraisals by reputable Commercial/Industrial Real Estate firms have provided low appraisal for land
 - Appraisal would be higher for an on-going concern operating with full census
- ❖ Reduced revenue to GL from Home (\$560,000 currently paid)
- ❖ 1 -3 years to sell, close and vacate; associated limbo for the interim for staff and residents
- ❖ Estimated sales price below in-house expectations. “Is it worth it to sell?”
- ❖ A sale of a portion of the property seems problematic, and could be to the detriment of the ultimate disposition of the property
- ❖ Processes not in place for a complete Foundation model like Shriners Childrens in Florida
- ❖ Multi year plan for disrupting existing life care residents
 - Need to relocate current residents: cost and research to identify & manage new locations

DIVESTITURE



APPRAISAL OF REAL PROPERTY

The Masonic Home of Florida
3201 1st Street NE
St. Petersburg, Pinellas County, FL 33704

IN AN APPRAISAL REPORT

As of February 17, 2023

Prepared For:

The Masonic Home of Florida
3201 1st Street NE
St. Petersburg, Florida 33704

March 08, 2023

Mr. Michael Griffin, CPCU, HOKU
 Vice Chairman, Secretary for the Board, Operations Committee
 The Masonic Home of Florida
 3201 1st Street NE
 St. Petersburg, Florida 33704

Dear Mr. Griffin:

In fulfillment of our agreement as outlined in the Letter of Engagement copied in the Addenda, we are pleased to transmit our appraisal of the above referenced property in the following Appraisal Report.

The property benefits from its water frontage on the Coffeepot Bayou and proximity to 4th Street N less than a mile to the west.

The scope of the assignment as dictated by the client was to estimate the market value of the subject property, but not the valuation of the going concern of the assisted living facility. The client also asked us to consider the value if any of the existing buildings. However, as will be discussed in the highest and best use, **the improvements have reached the end of their economic life and would need to be razed in order to maximize the value of the land.**

This Appraisal Report has been prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP). Based on the agreed-to Scope of Work, and as outlined in the report, we developed the following opinions:

Value Conclusion			
Appraisal Premise	Real Property Interest	Date of Value	Value Conclusion
Market Value As-Is	Fee Simple	February 17, 2023	\$17,000,000
<small>Compiled by Cushman & Wakefield Regional, Inc.</small>			

Net of demolition and dismantlement of about \$2.5 million = \$14.5 million

Respectfully submitted,



OUTREACH

We reached out to many Masonic Communities over the years to explore the options and services; we explored the possibility of outsourcing the operation of the MHF to a third-party as well as providing services to those in their own homes, and also to endow residents to live in facilities in all of Florida's geographic areas

Take-aways:

- Securing unbundled services from a third-party does not provide meaningful relief from our current deficit spending situation.
- It was mentioned, quite frequently, that in regard to increasing occupancy, “we really can’t help in that area with the rooms in their current condition”
- As our costs for a 102-bed ALF and a 85-bed SNF are not out of line, outsourcing management would only increase costs and does not address the issue of our critically low census.
- We have budgeted for an assistant administrator to begin an Outreach program.
- We will budget a pilot next year to endow 1-2 brothers at a senior living facility in their local geographic area.

OUTREACH

This shift would allow the Masonic Home to become more than a building; **it's an organization with unlimited potential Resources** from Local, State and Federal programs.

Often, members who call are searching for solutions for financial hardships, care issues and long-term care planning. A variety of services are available to those whose needs exceed their means. Many families are too overwhelmed to navigate their way to available benefits.

An **Out-reach Coordinator** helps streamline the process and ensure members understand the best solutions available to them. The Masonic Outreach Coordinator helps identify **local** assistance through other agencies and organizations.

Outreach: required items

1. Executive Director/Administrator – Masonic Home and Outreach programs
2. Admissions Director (2 or more)– completed application to the Masonic Home initiated by the applicant's sponsoring blue lodge and the DDGM

OUTREACH

Health care is evolving to larger enterprises with full access to all sub-specialties, as well as greater government involvement.

- ❖ Keep seniors in their homes as long as possible
- ❖ Obtain community and government financing and other revenue sources
- ❖ Pilot the Foundation model in upcoming budgets to learn
 - Eligible Life Care members will have an option as to where they wish to be placed

Take-aways:

- ongoing obligation for 46 existing lifecare residents
- Facility maintenance costs continue while ultimate residence is executed
- it is assumed that outreach grows until full foundation model is viable and value of assets provides optimum amount in divestiture

OUTREACH - FOUNDATION MODEL ASPECT

A single site senior living facility is challenging to sustain financially and operationally. Health care is evolving to larger enterprises with full access to all sub-specialties, as well as greater government involvement.

Continue to grow the outreach services and then the Foundation model until bricks and mortar no longer are central to our mission. At this point, divestiture will also have the most value

Residents remain close to home vs moving to St. Petersburg

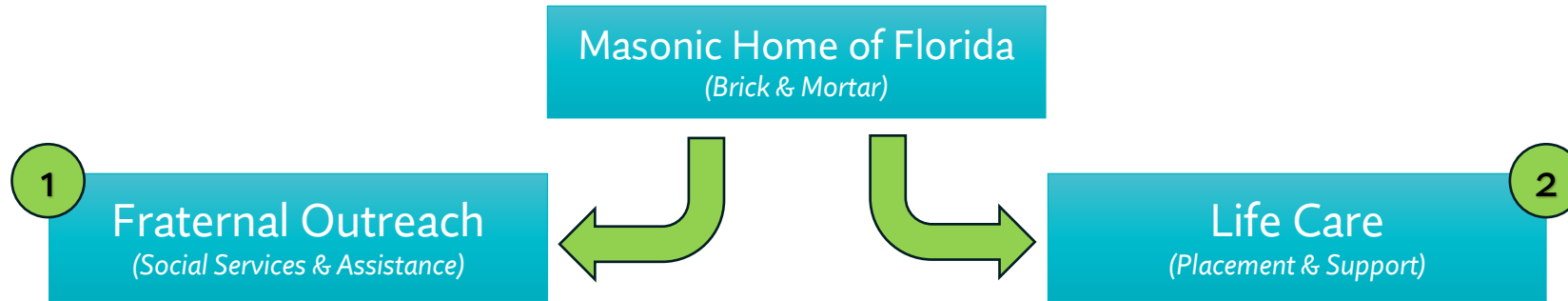
Ability to assist more masons, wives and widows throughout the state

The timing and pace of this evolution is entirely in our hands. It could be 10-20 years or only 3-5 years depending on how the future unfolds.

CONCLUSIONS:

- This should be an evolving process, which grows over time.
- Keep in mind: health, happiness and welfare of residents

Status Quo -> Outreach -> then Divestiture with transition to Foundation



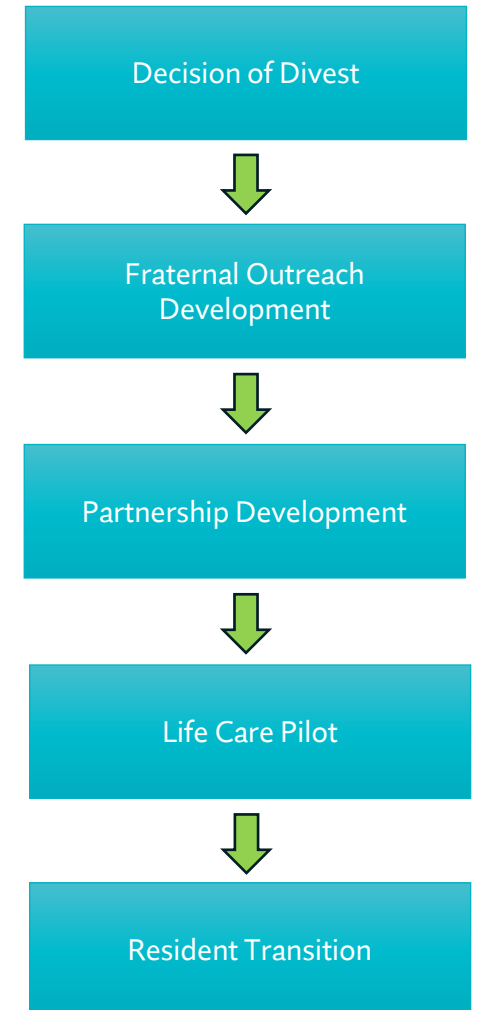
PHASE 1: *(in progress)*

- Already in progress with our Fraternal Outreach Program.
- Continue to expand program across the state with diversified services & partners.

PHASE 2: *(estimated 3-5 years)*

- Developer partnerships with high quality, multi-regional ALF/SNF across the state.
- Begin pilot program with Life Care placement in selected facilities.
- Develop and execute transition plan for Life Care residents from MHF facility

DIVESTITURE PROCESS



BOARD OF TRUSTEES RECOMMENDATION

Request for Corporate Board Approval

After a **considerable** amount of time, effort, data gathering, vetting, due-diligence, varying initial thoughts & opinions, angst, off ramps, and most importantly, deep reflection centered on altruism and Masonic obligations . . . the Masonic Home Board of Trustees recommends:

**Maintaining Status Quo while we: implement Medicaid funding
and initiate our Outreach program; this is followed by
Refurbishment while continuing to grow Outreach.**

Divestiture is linked to market value and favorable market timing

- If the value of the property had come in significantly higher, the option to sell soon would have made for a much more difficult decision. Conversely, the cost of refurbishment came in significantly LOWER than originally thought. This, coupled with the fact that the Craft has already approved the project, and the desire for an increased quality of life for our beloved residents and . . . by doing so, will turn the ALF into a profit center equals . . . refurbishment.
- Allows the transition of lifecare residents to a Foundation model over time without disruption in their lives.
- Improves the market value of the ACLF and allows time to consider future options

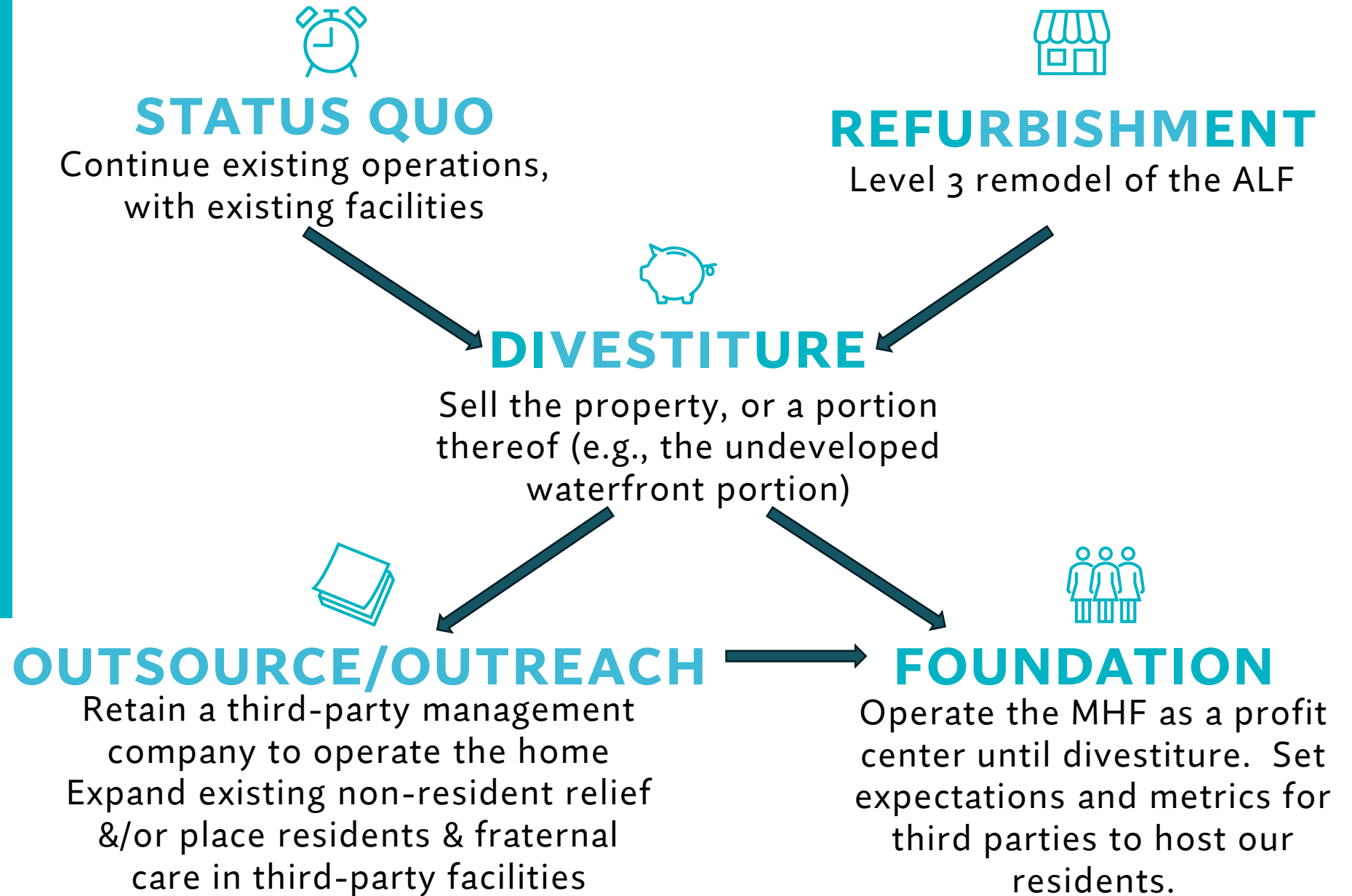
THANK
YOU

APPENDIX



**The Most Worshipful Grand Lodge of
Free & Accepted Masons of Florida**

POSSIBLE OPTIONS



The Most Worshipful Grand Lodge
of
Free and Accepted Masons of Florida

RICHARD E. LYNN, P.G.M.
GRAND SECRETARY

GRAND LODGE BUILDING
P.O. BOX 1020
JACKSONVILLE, FL 32201-1020
PHONE: (904) 354-2339
FAX: (904) 632-3865

December 1, 2023

TO: ALL PARTICULAR LODGES

RE: LET YOUR PENNIES MAKE GOOD CENTS REPORT
PER REGULATION 22.07

Dear Brother Secretary:

Your Fourth Quarterly Return and Summary of Collections for the Masonic Home Endowment Fund, "Let Your Pennies Make Good Cents Program" and remittance is due on or before January 15, 2024, per Regulation 22.07.

This return covers your collections through December 31, 2023. In the event you have no collections, please mark the Quarterly Return NONE and return to this office. Please be sure to fill in the space provided for Lodge Name, Address and Number. We need a report filed even though there are no collections for the quarter.

Thank you for your cooperation.

Sincerely and fraternally,



Richard E. Lynn, P.G.M.,
Grand Secretary

REL/wj

Enc.

cc: Grand Lodge Officers
D.D.G.M.'s
Chairman, L.Y.P.M.G.C.

Detach and Send Only White Copy to Grand Secretary. Keep Colored Copy for Your Lodge Records.
 Return to: Grand Lodge of Florida, P.O. Box 1020, Jacksonville, FL 32201-1020

**SEND THIS COPY
 TO GRAND SECRETARY
 ON OR BEFORE JANUARY 15, 2024**

4th QUARTERLY RETURN

Particular Lodge Report On "Let Your Pennies Make Good Cents"											
LODGE NAME, ADDRESS, AND NUMBER	RETURN FOR QUARTER ENDING DECEMBER 31, 2023										
(No. 1) Amount Collected for this Quarter..... \$ _____ (No. 2) Check Attached \$ _____											
PARTICULAR LODGE SUMMARY OF QUARTERLY RETURNS, "LET YOUR PENNIES MAKE GOOD CENTS"											
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">First Quarter (Ending March 31st)</td> <td style="text-align: right; padding: 2px;">\$</td> </tr> <tr> <td style="padding: 2px;">Second Quarter (Ending June 30th)</td> <td style="text-align: right; padding: 2px;">\$</td> </tr> <tr> <td style="padding: 2px;">Third Quarter (Ending September 30th)</td> <td style="text-align: right; padding: 2px;">\$</td> </tr> <tr> <td style="padding: 2px;">Fourth Quarter (Ending December 31st) (same as No. 1 above)</td> <td style="text-align: right; padding: 2px;">\$</td> </tr> </table>	First Quarter (Ending March 31st)	\$	Second Quarter (Ending June 30th)	\$	Third Quarter (Ending September 30th)	\$	Fourth Quarter (Ending December 31st) (same as No. 1 above)	\$	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center; padding: 5px;"> Did you mail out dues notice as per Regulation 22.06? Yes <input type="checkbox"/> No <input type="checkbox"/> On what date? _____ </td> </tr> </table>		Did you mail out dues notice as per Regulation 22.06? Yes <input type="checkbox"/> No <input type="checkbox"/> On what date? _____
First Quarter (Ending March 31st)	\$										
Second Quarter (Ending June 30th)	\$										
Third Quarter (Ending September 30th)	\$										
Fourth Quarter (Ending December 31st) (same as No. 1 above)	\$										
Did you mail out dues notice as per Regulation 22.06? Yes <input type="checkbox"/> No <input type="checkbox"/> On what date? _____											
<p>This return to be filed in Grand Secretary's Office on or before JANUARY 15, 2024</p> <p style="font-style: italic;"><i>"Remember Our Masonic Home in Your Will"</i></p>											



GET YOUR TEAMS TOGETHER AND
JOIN US FOR SOME FUN, FELLOWSHIP
AND A HEALTHY DOSE OF COMPETITION!!!

**Nitram Lodge No. 188 presents the
*First Annual Holiday Mini-Golf Tournament***

Where: Masonic Home of Florida, St. Petersburg
What: Mini - 9 hole golf course located in Masonic Home Courtyard
Who: Teams of two Masonic brothers *** Name your team ***

**NO PREVIOUS GOLFING EXPERIENCE NECESSARY
ALL EQUIPMENT PROVIDED
\$10 per player**

When: Saturday, December 9, 2023 at 11:00am
How: Each team will complete the course & mark their scorecards
*This is serious stuff here! No Mulligans!
Tied scores decided by a 'putt off' on the #1 handicap hole.*



**Trophies awarded to the Best Team and Best Individual player.
RAFFLES!**

**Pizza and drinks to satisfy the hungry golfers
and their families who come to cheer them on!!
Families are welcome to try their skill at the course once the tournament is complete.**

**The tournament is limited to 20 teams
so get your reservations in asap to reserve your spot.**



Who is up to the challenge?!?!

**The success of this event depends on you,
our brothers, to make this a successful event.
All funds raised will go directly to the residents of the
Masonic Home for a special New Year treat/event.**



Special thanks to First Lady Hollyn Foster for the beautiful course we get to compete on!

For additional information, please contact Nitram Lodge No. 188, 4275 78 Street N., St. Petersburg, FL 33709. FL Reg. # CH60688. "A copy of the official registration and financial information may be obtained from the Division of Consumer Services by calling 800.435.7352 within the State or visit www.800HELPPFLA.COM. Registration does not imply endorsement, approval, or recommendation by the State."



Diamonds and Gold Ladies Night



“An Evening of Elegance”

- Live Music and Live Jewelry Auction



Benefiting the Masonic Home of Florida/1st Lady’s Project



Sponsored by: Dist. 26 & J. Dewey Hawkins No. 331

Saturday April 6, 2024

Cocktail Hour: 6:00 pm/ Dinner: 7:00 pm

Tropical Acres Restaurant: 2500 Griffin Rd, Fort Lauderdale

Cost: \$65/person or \$650/Table

Florida registration number CH72811 For additional registration information, please contact J Dewey Hawkins Lodge No. 331 F. & A.M., Address: 555 NE 42nd Ct Oakland Park, FL 33334 Phone: (305) 218-6672.

FLORIDA REGISTRATION NUMBER CH 72811 “A COPY OF THE OFFICIAL REGISTRATION AND FINANCIAL INFORMATION MAY BE OBTAINED FROM THE DIVISION OF CONSUMER SERVICES BY CALLING TOLL FREE 800-435-7352 WITHIN THE STATE OR VISIT <https://www.fdacs.gov/ConsumerServices>. REGISTRATION DOES NOT IMPLY ENDORSEMENT, APPROVAL, OR RECOMMENDATION BY THE STATE”.

Approved for Distribution by M.:W.: Glen B. Bishop, Grand Master, on November 29, 2023

The Most Worshipful Grand Lodge
of
Free and Accepted Masons of Florida

RICHARD E. LYNN, P.G.M.
GRAND SECRETARY

GRAND LODGE BUILDING
P.O. BOX 1020
JACKSONVILLE, FL 32201-1020
PHONE: (904) 354-2339
FAX: (904) 632-3865

November 22, 2023

To: All Particular Lodge Secretaries

Re: Final Membership Information Certification

Dear Brother Secretary:

Conforming with Regulation 14.06 and Rule and Regulation No. 1 adopted by the Budget Commission on May 16, 1981, enclosed in duplicate are Final Membership Information Certification Forms, which must be signed by the Worshipful Master and the Secretary over the Seal of the Lodge and one copy mailed to this office on or before January 5, 2024.

This is to certify that all membership status changes and addresses for your Lodge year, December 28, 2022 through December 27, 2023, have been forwarded to this office on the special forms provided (GL-705) or on the Secretary's Portal Membership Database and according to instructions in the "Secretary's How To Guide." The computer will prepare your 2023 Annual Returns from this information.

Thank you for your cooperation. Should you have any questions please feel free to call.

Sincerely and fraternally,



Richard E. Lynn, P.G.M.
Grand Secretary

REL/wj
Enc.

cc: Grand Lodge Officers
District Deputy Grand Masters

FINAL MEMBERSHIP INFORMATION CERTIFICATION
(INFORMATION USED TO GENERATE ANNUAL RETURNS)

(Per Regulation 14.06 and Rule and Regulation No. 1 pertaining to Data Processing Adopted by Grand Lodge per 1981 Proceedings, page 389, and Action of the Budget Commission May 16, 1981, Page 360, 1982 Proceedings.)

OF _____ Lodge No. _____

Located at _____ County of _____

For the Lodge Masonic Year Ending December 27, 2023.

TO THE MOST WORSHIPFUL GRAND LODGE OF FREE AND ACCEPTED MASONS OF FLORIDA

LAWS OF THE GRAND LODGE

ANNUAL RETURNS AND REVENUE

Particular Lodges are required to have all membership status changes in the hands of the Grand Secretary on or before January 5, 2024, per Reg. 14.06 and Rule No. 1, adopted by Grand Lodge and action of the Budget Commission on May 16, 1981.

We certify that all status changes for period 12/28/22 through 12/27/23 have been made on forms provided by the Grand Secretary according to updating instructions provided, which include all information regarding:

Dual Membership

DeMolay

Degree Work: E.A. - F.C. - M.M.

Affiliation (Must have Dimit to complete, Reg. 41.13)

**Member Loss - Death - Dimit - Suspended NPD - Suspended Masonic Trial - Expelled -
(Dropped per Reg. 30.06, Resignation per Reg. 26.28)**

Rejections - Initiations - Affiliations - Reinstatements

Lodge Officers

Emeritus Status

50-Year Members: Exempt - Non-Exempt

25-Year Members

Deceased Members - Dues Delinquent or Exempt

Address - Corrected

and that all of this information was correctly forwarded to the Grand Secretary's Office on or before January 5, 2024, and further certify that each emeritus member reported is unable to pay dues because of bodily infirmities or misfortune, per Sec. 13, Art. X, Constitution, and Reg. 26.09, Page 234 of the Digest of Masonic Law.

WITNESS our hand and Lodge Seal this _____ day of _____ A.L. 60____, A.D. 20_____.

LODGE SEAL

_____ W.M.

_____ Secretary

**(FORWARD ORIGINAL COPY TO GRAND SECRETARY'S OFFICE
BY JANUARY 5, 2024 KEEP COPY FOR YOUR FILE)**

The Most Worshipful Grand Lodge
of
Free and Accepted Masons of Florida

RICHARD E. LYNN, P.G.M.
GRAND SECRETARY

GRAND LODGE BUILDING
P.O. BOX 1020
JACKSONVILLE, FL 32201-1020
PHONE: (904) 354-2339
FAX: (904) 632-3865

November 30, 2023

To: All Particular Lodges

Re: WITHDRAWAL OF FRATERNAL RECOGNITION
The Grand Lodge of Uruguay "La Gran Logia de la Masonería del Uruguay"

Dear Brethren:

On November 27, 2023, the Grand Lodge of Florida withdrew relations from the Grand Lodge of Uruguay "La Gran Logia de la Masonería del Uruguay" because they presume to impose on a Grand Lodge who they can recognize something that would violate our sovereignty.

Therefore, no Lodge in Florida may visit nor allow visitors or petitioners for affiliation or dual membership from any Lodge Chartered by the Grand Lodge of Uruguay.

If you have a Dual member, he will have to sign a letter of resignation from the Grand Lodge of Uruguay if he wishes to remain a member in Florida or vice versa.

Sincerely and fraternally,



Richard E. Lynn, P.G.M.
Grand Secretary

REL/jla

Cc: Elected Grand Lodge Officers
Chairman, of Jurisprudence
Foreign Relations Sub-committee

*See attached form.

CERTIFICATE OF RESIGNATION
FROM THE GRAND LODGE OF URUGUAY

I, _____, hereby state that I am a member of
_____ Lodge No. _____, in the Grand Jurisdiction of Florida.

Since, fraternal relations between the Grand Lodge of Florida and the Grand Lodge of
Uruguay have been severed.

Therefore, I, _____, hereby RESIGN my membership in
_____ Lodge No. _____, of the Grand Jurisdiction of Uruguay.

Date: _____

Signed: _____

Witness: _____

Witness: _____