

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

April 27, 2024

No. 24

A Meeting of the Corporate Board of Directors was called to order at 10:03 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
M.: W.: Richard G. Hoover, P.G.M.
R.: W.: J. Paul Stellrecht, P.D.D.G.M.
M.: W.: Richard E. Lynn, P.G.M., Grand Secretary, Secretary to the Board

Also Present:

R.: W.: Stephen R. Gladstone, General Counsel
R.: W.: Joseph M. Fleites, P.D.D.G.M.
R.: W.: Jack W. Hampton, Jr., W.: Grand Historian
R.: W.: Rick Wendling, W.: Grand Sword Bearer
W.: David O. Singer, W.M., Venice Lodge No. 301
W.: Andrew P. Wormington, S.W., Venice Lodge No. 301
Brother Greg Ellis, J.W., Venice Lodge No. 301
M.: W.: Jorge L. Aladro, P.G.M.
R.: W.: Gary E. Huff, D.D.G.M., Dist. 6
R.: W.: Antonio C. Chavez, P.D.D.G.M.
W.: John Eaton, W.M., Tampa Lodge No. 240
R.: W.: Jorge L. Filgueira, P.D.D.G.M.

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. 21 of March 16, 2024; Poll No. 22 of March 25, 2024; and Poll No. 23 of April 15, 2024. Motion carried.

MASONIC HOME ADMINISTRATOR'S REPORT – APRIL

- COVID-19 Update – There have been no COVID outbreaks during this reporting period.
- Pilgrimage Day took place on March 16, 2024. Thank you to everyone who attended. This event always warms our hearts as our Masonic Family comes together for a day of food, fun, and festivities. Thank you to the Suncoast Master Mason Association for assisting with the table setup and breakdown as well as coordinating the parking for all our visitors.
- Our management team met this month to discuss employee recruitment/retention efforts. Managers were presented with some eye-opening data:
 - The Home received 75 applicants for employment over the past 6 months, of these 36 filled out the application, were interviewed, and did not continue due to the onboarding process: 13 failed the drug screening, 4 failed the background screening, 11 were deemed an unsuitable candidate, 6 were a no show for orientation, and 2 changed their mind.
 - Of the 75 applicants 39 successfully completed the hiring process. Of these 39 the Home had 23 who did not make it past 60 days.
 - In the State of Florida the average turnover rate in the Nursing Home/ALF market is 54% for nursing staff. Our largest competitors here in St. Petersburg currently sit at 69.7% and 59.8%. The Masonic Home was at 36% for the same time period.
- Outreach Program Updates:
 - The Administrator and/or Outreach Coordinator participated in one education session with Lodges and Districts during the month. We currently have three sessions scheduled in April.

- Cristal continues to work with area agencies in efforts to find the best providers across the state which are to be used as preferred providers.
- The Home participated in the by-monthly call with the MCSA Outreach Committee. We will be attending the annual MCSA Conference in early June.
- Certification Process Update:
 - The Administrator presented a status review for Medicare/Medicaid application.
 - The Home is awaiting a response letter from the IRS.

LONG RANGE PLANNING COMMITTEE REPORT – APRIL

1. New requirements from the City of St. Petersburg state that fire sprinklers are required inside the new enclosure that Harper Mechanical is building for the new chiller. Harper Mechanical has chosen our sprinkler vendor, VCS, to add the sprinklers. WE will not be responsible for the cost of this addition. Currently the facility is being cooled by the chiller supplied by Daikin Global for which we have not been charged.
2. On April 10th we encountered a leak in the coil of AHU #3. We were able to slow the leak somewhat but the coil will need to be replaced. Airstron Mechanical submitted a bid for \$13,067.00 to replace the coil. At this time AHU #3 is still in good condition and will not need to be replaced anytime soon. The cost for this repair is already built into the budget for this year.
3. We are still on track for the replacement of AHU #13, which should be next month.
4. Airstron Mechanical provided a quote for an Eddy current test on the south chiller per M.:W.: Hudson’s recommendation.

OPERATIONS COMMITTEE REPORT – APRIL

1. Marketing/Admissions:

- 1) The Masonic Home will be partnering with North Shore Elementary School on a pilot project connecting each grade with seniors here at the Masonic Home. This program will begin with the next school year and will consist of specific projects/learning objectives for each grade level.
- 2) The Home has been invited to attend the Grand York Rite Convention in May. This will be the first time the Home has participated in this event. We will have a table set up for education on the Home and the Outreach Program.

2. Census:

- 1) As of March 31st: Total of 77 residents; of which 36 are Private Pay with 23 of those being non-masonic. There are 41 residents in the SNF and 36 in the ALF from the census breakdown report.
- 2) Fiscal Year to Date:
 - i. Admissions = 33 (10 Fraternal, 23 Private Pay)
 - ii. Discharges/Deaths = 33 (10 Fraternal, 23 Private Pay)
- 3) Referral Summary:

Total Number of Referrals in Pipe Drive	Private	Private Masonic	Fraternal	Undeoded	Totals
Nursing	8		5		13
ALF	9		9		18
					31

Age Of Referral					
0- 6 months	13		8		21
7- 12 Months	4		5		9
12+ Months			1		1

Referral Source	Website	Drive By	MD Referral	Other	Lodge/Mason	Magazine
	13	2	1	1	14	

3. **Update on Chiller Insurance Claim:** Bob Robertson is coordinating a mutual visit and inspection of the chillers between our vendor, Airstron Mechanical, and their third-party consultant, ChillCo Inc., who is their causation expert. Traveler’s Insurance is also expected to attend.

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 April as printed and presented at the Board of Trustees Meeting. Second was made by R.:W.: Taleb T. Atala, Senior Grand Warden, and the motion carried.

ADMISSIONS AND NON-RESIDENT RELIEF COMMITTEE REPORT – APRIL

There were no funds distributed in April of 2024 for Non-Resident Relief. The Admissions Committee received two Fraternal Care applications which were then withdrawn to continue on the Private Pay Plan.

R.:W.: Taleb T. Atala, Senior Grand Warden, moved for acceptance of the Admissions and Relief Committee Report for the month of April 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 MARCH

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

ACCOUNT NO.	NAME:	ACCOUNT TYPE:
060 00-00 24812.001	Williams, George (Cash)	Liability
060 00-00 26348.008	Callens, Mary (Private Pay)	Liability
060 00-00 26349.008	Frank, Lawrence (Private Pay)	Liability
060 00-00 26350.008	Barrett, Earl (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 March. 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 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.

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 March which was seconded by M.:W.: Richard G. Hoover, P.G.M. Motion carried.

LIST OF ESTATE ACTIVITY FOR MARCH

The Board then reviewed the List of Estate Activity for March. M.:W.: Richard G. Hoover, P.G.M., moved for acceptance of the report for the month of March 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 March for the Masonic Home Endowment Fund, Inc. (\$1,168,719.38). 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.: Rudin J. Boatright, Grand Treasurer, made a motion for acceptance of the reports for the month of March which was seconded by R.:W.: Donald W. Cowart, Deputy Grand Master, and the motion carried.

MASONIC RELIEF FUND REPORT – MARCH

During the month of March, no funds were received and deposited into the Masonic Relief Fund. The year to date total received is \$11,000.00.

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

MASONIC HOME BUDGET REPORT – MARCH

We report that we are currently 9.45% unfavorable to the final budget (\$824k) after all twelve months of the fiscal year before any contingency is used. After contingency is used, we are only 1.28% unfavorable to the budget (\$111.8k). This is due to the planned final payment in this fiscal year for the replacement of the chiller (\$1.2 million for total chiller cost) and the costs to return it to service after the failure. M.: W.: Hudson and R.: W.: Gladstone continue to pursue any claims we may have with the vendor, contractor, and insurance.

R.: W.: Taleb T. Atala, Senior Grand Warden, made a motion for acceptance of the Masonic Home Budget Report 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:

The varied trademarks association with The Grand Lodge of Florida have been referred to an intellectual property attorney to expedite their renewal prior to their expiration date.

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.

IV. MASONIC HOME:

General Counsel has reviewed a roofing contract. 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.: 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 – MARCH

After a review of the List of Property Activity by County for the month of March, 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

General Counsel will, based upon the local Property Committee Chairperson's report, and at the direction of the Corporate Board, be contacting the adjoining landowner(s) to determine if they have an interest in purchasing 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 7 Properties Committee Chairman R.: W.: Wallace T. Fine

The Horwitz Property at 115 Ventor F 115, Deerfield Beach, FL

The property was under contract and closing was set for May 20, 2024; however, the buyer backed out of the contract due to the air conditioner not working.

M.: W.: Richard G. Hoover, P.G.M., made a motion to accept the Properties Committee Report as printed and distributed. R.: W.: Donald W. Cowart, Deputy Grand Master, seconded the motion which carried.

R.: W.: Taleb T. Atala, Senior Grand Warden, made a motion to approve the 2024 Statement of Condition to be distributed to the Craft. R.: W.: Haskell R. Vest, Jr., Junior Grand Warden, seconded the motion which carried.

R.: W.: Taleb T. Atala, Senior Grand Warden, made a motion to approve the 2024-2025 Proposed Budget for The Grand Lodge of Florida and the Masonic Home of Florida. R.: W.: Haskell R. Vest, Jr., Junior Grand Warden, seconded the motion which carried.

There being no further business to come before the Corporate Board the meeting was closed at 10:21 a.m. Benediction was then offered by R.: W.: Haskell R. Vest, Jr., Junior Grand Warden.

Respectfully submitted:



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

Approved:



Glen B. Bishop
Grand Master