

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

July 20, 2024

No. 6

A Meeting of the Corporate Board of Directors was called to order at 11:02 a.m. via video conference by M.: W.: Donald W. Cowart, Grand Master, Chairman, with the following members present:

M.: W.: Donald W. Cowart, Grand Master  
R.: W.: Taleb T. Atala, Deputy Grand Master  
R.: W.: Haskell R. Vest, Jr., Senior Grand Warden  
R.: W.: Frederick R. Wendling, Jr., Junior Grand Warden  
R.: W.: Rudin J. Boatright, Grand Treasurer  
M.: W.: Robert P. Harry, Jr., P.G.M.  
R.: W.: Jack W. Hampton, Jr., 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	M.: W.: Jorge L. Aladro, P.G.M.
M.: W.: J. Dick Martinez, P.G.M.	M.: W.: Glen B. Bishop, P.G.M.
M.: W.: Robert J. Lambert, P.G.M.	M.: W.: Jeffrey S. Foster, P.G.M.
R.: W.: Richard G. Hoover, P.G.M.	R.: W.: Robert W. Estell, Jr., P.D.D.G.M.
R.: W.: Gary J. Gamache, Sr., W.: Grand Historian	R.: W.: Jorge L. Filgueira, P.D.D.G.M.
R.: W.: Antonio C. Chavez, W.: Grand Orator	R.: W.: Jaime M. Cebollero, P.D.D.G.M.
R.: W.: Julian M. Mackenzie, P.D.D.G.M.	R.: W.: John N. Dragneff, P.D.D.G.M.
R.: W.: Anthony A. De Angelo, P.D.D.G.M.	W.: M.: John H. Eaton
W.: Rusty B. Valle, P.M.	

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

A motion was made by R.: W.: Taleb T. Atala, Deputy Grand Master, and seconded by R.: W.: Haskell R. Vest, Jr., Senior Grand Warden, to approve the Minutes of Corporate Board Meeting No. 2 of June 15, 2024; Poll No. 3 of June 24, 2024; Poll No. 4 of June 26, 2024; and Poll No. 5 of July 8, 2024. Motion carried.

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

- COVID-19 Update – The Home has no current issues.
- The Home would like to thank the Suncoast Master Mason Association for their continued support of the Resident of the Month Program. The June recipient was Fred Piasecki. We would also like to thank the Sir Knights of the Commandery of Knights Templar of Florida for their visit to the Home; our residents truly enjoyed spending time with all of you.
- Maggie Minnicks, Director of Nursing, is currently working with Walgreens to schedule our annual flu shot clinic for the residents and staff. This will be taking place in the October/November timeframe.
- As hurricane season is upon us we have updated all our preparation items including current resident log books, go bag labels, emergency food count, family and staff communications, clinical needs review, and a life safety generator survey. Administration monitors weather threats daily. For the purpose of this report I just want to remind all that evacuation would occur at the direction of the County Office on Emergency Management based on the category of the hurricane. A category 3 or higher would result in external evacuation.
- Regulatory Update: There are no new regulatory requirements.

- Outreach Program Updates:
  - The program received three new outreach calls since our last Board Meeting. All three calls were for in home medical service referrals with two being potential future Masonic Home transitions. Two additional outreach cases are active outreach cases open for monitoring and follow-up only.
  - Cristal Baer attended the Districts 8 and 9 Master Mason Association Meeting to provide education on current and future potential outreach services as well as providing updates on activities here at the Home. We thank the Districts for this invitation and look forward to future meetings.
- New Business:
  - The Home is requesting approval to restructure our website. This will require a full revision and development process. We have received one bid from Autoweb Technologies with a total cost as follows:
    - Design and Build - \$7,495
    - Annual SSL Security Certificate - \$185 – Total Startup Fees - \$7,680
    - Monthly Maintenance Fees following go live date - \$169 (includes podcast fees) which total \$1,014 for the budget year if effective October 2024 – March 2024
    - Total Charges for this budget year - \$8,694 which will have minimal to no impact to the current line item budget
  - Additional bids are in progress; however, they were not received in time for this meeting.
  - The Home is requesting a change in the Private Pay (Pay as you Go) Admission process. Currently new residents pay an entry fee and current month room and board fees only. We request a change to also include one month in advance payment upon arrival.

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

- The committee reviewed the hurricane emergency evacuation plan to Clearwater Lodge. It was determined that the back up generators are sufficient to run mobile a/c units but not the a/c at the Lodge. The bathrooms are not handicap accessible so we will ask the Lodge to obtain three quotes to remodel the bathrooms. We need to find a backup and/or alternative place for evacuation because if the Home was occupied at capacity Clearwater Lodge would not be sufficient to house the residents.
- The committee has received two quotes and are waiting on the third quote for the new roof over the Kitchen and Dining Room area. It is not feasible to re-roof the entire area so quotes are based on re-roofing the existing roofing material with the exception of stripping the upper layer (topping) and we will confirm that the material used will be warranted. The re-roofing will need to wait until next year's budget is approved since the existing year's budget does not have sufficient funds to complete the project.
- The committee discussed looking into hiring an inventory company (Like RGIS) to perform an inventory, not just on the equipment and appliances but everything on the property; included but not limited to furniture, fixtures, decorations, etc. The committee feels that we can probably do it in-house but we can make that decision once we get a quote from an inventory company.
- The Director of Maintenance plans on retiring and a replacement search needs to take place right away. He has informed us that they hired a new person that has the potential to fill the void when he retires.
- We have received a quote on replacing the 2<sup>nd</sup> chiller. The committee discussed that we require two more quotes. The new chiller recently installed will be tested this coming week and all agreed not to return the backup rental chiller just in case the new chiller fails during the testing. Testing is based on the completion of the enclosure and the installation of the fire sprinklers. M.: W.: Stanley L. Hudson, P.G.M., is more involved with the chiller situation so a report from him should be forthcoming for our records.
- Other members of the Board of Trustees would like to have a tour of the facilities done sometime in the near future. The Chairman of the Board should send a general email to all members to find out what would be a best date and time to accomplish this request. This will be done on a weekend when the Board of Trustees meets at the Masonic Home.

## OPERATIONS COMMITTEE REPORT – JULY

### 1. Marketing/Admissions:

- 1) Cristal Baer, Outreach Coordinator, attended the District Association Meeting in Jacksonville this past month to update members on service/assistance programs as well as activities here at the Home. The second education session with Phoenix Lodge No. 346 was postponed until July.
- 2) The Competitor Survey was completed in June to include daily rates and services and this information was forwarded to the Chairman of the Board.

### 2. Census:

- 1) As of June 30<sup>th</sup>: Total of 81 residents; of which 40 are Fraternal Care and 41 are Private Pay with 28 of those being non-masonic. There are 44 residents in the SNF and 37 in the ALF from the census breakdown report.
- 2) Fiscal Year to Date: (Starts April 1<sup>st</sup>)
  - i. Admissions = 10 (1 Fraternal and 9 Private Pay)
  - ii. Discharges/Deaths = 5 (3 Fraternal and 2 Private Pay)
- 3) Referral Summary:

Total Number of Referrals in Pipedrive	Private	Private Masonic	Fraternal	Undecided	Totals
Nursing	8	0	4	0	12
ALF	7	5	17	3	32
					44

  

Age Of Referral					
0- 6 months	11	5	12	2	30
7-12 Months	3	0	6	1	10
12+ Months	1	0	3	0	4

  

Referral Source	Website	Drive By	MD Referral	Other	Lodge/Mason	Magazine
	15	3	1	5	20	0

R.: W.: Taleb T. Atala, 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 July as printed and distributed. Second was made by R.: W.: Haskell R. Vest, Jr., Senior Grand Warden, and the motion carried.

## ADMISSIONS AND NON-RESIDENT RELIEF COMMITTEE REPORT – JULY

There were no funds distributed in July of 2024 for Non-Resident Relief and no applications were received. The Admission Committee met via MS Teams on Wednesday, July 16, 2024, and reviewed the Fraternal Care Application for Edna Richards, sponsored by Hillsborough Lodge No. 25. The committee voted to tentatively approve the application pending the submission of the sponsoring Lodge’s Resolution and her background check. Barring any unanticipated findings her application should follow its usual course.

R.: W.: Haskell R. Vest, Jr., Senior Grand Warden, moved for acceptance of the Admissions and Relief Committee Report for the month of July as presented at the Board of Trustees Meeting and the motion was seconded by R.: W.: Frederick R. Wendling, Jr., Junior Grand Warden. Motion carried.

## NEW ACCOUNT NUMBERS FOR THE MONTH OF JUNE

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

ACCOUNT NO.	NAME:	ACCOUNT TYPE:
060 00-00 24813.001	Barlow, Alice (Cash)	Liability
060 00-00 26356.008	Friedlander, Alicia (Private Pay)	Liability
060 00-00 26357.008	Aftanis, Bernadette (Private Pay)	Liability

R.:W.: Frederick R. Wendling, Jr., Junior Grand Warden, moved for the adoption of the New Account Numbers Report for the month of June. Second was made by R.:W.: Jack W. Hampton, Jr., P.D.D.G.M., and the motion carried.

**CREDIT APPLICATIONS REPORT  
GRAND LODGE AND MASONIC HOME OF FLORIDA FOR JUNE**

During the month of June, there were no credit applications received and processed for the Grand Lodge Office or the Masonic Home of Florida.

R.:W.: Jack W. Hampton, Jr., P.D.D.G.M., made a motion for the adoption of the Credit Applications Report for the month of June which was seconded by R.:W.: Rudin J. Boatright, Grand Treasurer. Motion carried.

**LIST OF ESTATE ACTIVITY FOR JUNE**

The Board then reviewed the List of Estate Activity for June. M.:W.: Robert P. Harry, Jr., P.G.M., moved for acceptance of the report for the month of June 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 June for the Masonic Home Endowment Fund, Inc. (\$59,514.68). The Board then reviewed the funds available for the Masonic Home Building Fund (\$574,710.32). During the month of June there were no funds received for Estates and Wills and deposited into the Masonic Home Building Fund. The year-to-date total for Estates and Wills deposited into the Masonic Home Building Fund is \$7,780.47.

R.:W.: Rudin J. Boatright, Grand Treasurer, made a motion for acceptance of the reports for the month of June which was seconded by M.:W.: Robert P. Harry, Jr., P.G.M., and the motion carried.

**MASONIC RELIEF FUND REPORT – JUNE**

During the month of June, no funds were received and deposited into the Masonic Relief Fund.

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

**MASONIC HOME BUDGET REPORT – JUNE**

We report that we are currently 4.91% favorable to the budget (\$461,055k) after three months of the fiscal year before any contingency is used and after amortizing for the insurance premium already paid.

R.:W.: Haskell R. Vest, Jr., Senior Grand Warden, made a motion for acceptance of the Masonic Home Budget Report as printed and distributed which was seconded by R.:W.: Frederick R. Wendling, Jr., Junior Grand Warden, and the motion carried.

**REPORT OF THE GENERAL COUNSEL**

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

General Counsel continues to work with the realtor on revisions to the contract for the new Grand Lodge facility. Additionally, the sale of the Tamiami Trail Lodge No. 262 Lodge property was completed last week.

## **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 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.: Robert P. Harry, Jr., P.G.M., 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.: Rudin J. Boatright, Grand Treasurer, and the motion carried.

### **LIST OF PROPERTY ACTIVITY BY COUNTY – JUNE**

After a review of the List of Property Activity by County for the month of June, R.:W.: Rudin J. Boatright, Grand Treasurer, moved for the adoption of the report as printed and distributed. Second was made by M.:W.: Robert P. Harry, Jr., 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 Venter F, Deerfield Beach, FL 33442**  
The property is listed for \$115,000. We have an offer for \$91,000 that needs to be addressed by the Corporate Board.
- 4. Zone 7 Properties Committee Chairman R.:W.: Wallace T. Fine**  
**The Barlow Property at 7050 SW 10<sup>th</sup> Court, Pembroke Pines, FL 33023**  
We are in the process of cleaning out the property.

R.:W.: Jack W. Hampton, Jr., P.D.D.G.M., made a motion to accept the Properties Committee Report as printed and distributed. R.:W.: Taleb T. Atala, Deputy Grand Master, seconded the motion which carried.

M.:W.: Robert P. Harry, Jr., P.G.M., made a motion to accept the offer of \$115,000 for the Horwitz Property located at 115 Venter F, Deerfield Beach, Florida, and to authorize General Counsel to execute the contract. R.:W.: Rudin J. Boatright, Grand Treasurer, seconded the motion which carried.

M.:W.: Robert P. Harry, Jr., P.G.M., made a motion to approve the listing agreement for the Barlow Property located at 7050 SW 10<sup>th</sup> Court, Pembroke Pines, Florida, for \$479,900 and to authorize General Counsel to execute the listing agreement. R.:W.: Jack W. Hampton, Jr., P.D.D.G.M., seconded the motion which carried.

R.:W.: Haskell R. Vest, Jr., Senior Grand Warden, made a motion for the Corporate Board to direct the placement of the proceeds from the yard sale for the Barlow Property once received. R.:W.: Frederick R. Wendling, Jr., Junior Grand Warden, seconded the motion which carried.

R.: W.: Frederick R. Wendling, Jr., Junior Grand Warden, made a motion to allow M.: W.: Glen B. Bishop, P.G.M., the use of the Grand Lodge Seal for producing stickers, license plates, and embroidery, for Grand Lodge Officers, and District Deputy Grand Masters. R.: W.: Jack W. Hampton, Jr., P.D.D.G.M., seconded the motion which carried.

R.: W.: Taleb T. Atala, Deputy Grand Master, made a motion to approve the purchase contract for \$2,250,000 for the new Grand Lodge facilities located in Jacksonville, Florida, and that the purchase of the property be contingent on passing proper inspection. R.: W.: Haskell R. Vest, Jr., Senior Grand Warden, seconded the motion which carried.

There being no further business to come before the Corporate Board the meeting was closed at 11:40 a.m. Benediction was then offered by R.: W.: Haskell R. Vest, Jr., Senior Grand Warden.

Respectfully submitted:



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

Approved:



Donald W. Cowart  
Grand Master

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August 8, 2024

No. 7

At the request of General Counsel, a poll of the Corporate Board of Directors was taken to approve the cashing in of two investment CD's and deposit the funds into the trust's Fidelity investment account. This is a newly acquired trust naming the Masonic Home as the beneficiary. The members voted as follows:

M.: W.: Donald W. Cowart, Grand Master, Chairman	Yes
R.: W.: Taleb T. Atala, Deputy Grand Master	Yes
R.: W.: Haskell R. Vest, Jr., Senior Grand Warden	Yes
R.: W.: Frederick R. Wendling, Jr., Junior Grand Warden	Yes
R.: W.: Rudin J. Boatright, Grand Treasurer	Yes
M.: W.: Robert P. Harry, Jr., P.G.M.	Yes
R.: W.: Jack W. Hampton, Jr., P.D.D.G.M.	Yes

Respectfully submitted:



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

Approved:



Donald W. Cowart  
Grand Master