

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

January 18, 2024

No. 16

A Meeting of the Corporate Board of Directors was called to order at 11:00 a.m. at the Masonic Home of Florida and 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  
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

Absent: R.:W.: Rudin J. Boatright, Grand Treasurer (Excused)

Also Present:

R.:W.: Stephen R. Gladstone, General Counsel	M.:W.: J. Dick Martinez, P.G.M.
M.:W.: Jorge L. Aladro, P.G.M.	M.:W.: Jeffrey S. Foster, P.G.M.
M.:W.: Robert J. Lambert, P.G.M.	M.:W.: Glen B. Bishop, P.G.M.
R.:W.: Gary J. Gamache, Sr., W.: Grand Historian	R.:W.: Antonio C. Chavez, W.: Grand Orator
R.:W.: John E. Drewett, W.: Grand Pursuivant	R.:W.: Robert W. Estell, Jr., P.D.D.G.M.
R.:W.: Ben S. Schwartz, P.D.D.G.M.	R.:W.: R. Patrick Jacobs, P.D.D.G.M.
R.:W.: J. Paul Stellrecht, P.D.D.G.M.	R.:W.: Julian M. Mackenzie, P.D.D.G.M.
W.: John H. Eaton, 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. 14 of December 21, 2024, and Poll No. 15 of January 15, 2025. Motion carried.

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

- There is currently no COVID outbreak in the facility.
- Regulatory Updates: There are no new regulatory updates at this time.
- The Masonic Home Administrative Team is truly thankful to the Board of Trustees for the wonderful holiday gathering. It was a wonderful event and new friendships were made. We are appreciative that our hard work and dedication to the residents and the Home does not go unnoticed. So, on behalf of the administrative team thank you!
- We would like to thank everyone who helped make the annual 26<sup>th</sup> District Christmas Party a success. All of your hard work and dedication to spread Christmas joy to our residents made it an extraordinary Christmas for all of those who attended. Thank you for making this such a special event, we look forward to seeing you all again next year!
- New Business (follow up):
  - The facility has completed a full in-house audit on all bedroom furniture and beds. We have a system in place to better monitor the useful life of items and for when future items may be replaced or repaired. I want to thank Bob Robertson and Chris Branson for being team players and providing the necessary information.

- Dietary Services: The concerns with our current dietary provider have not properly been corrected. As a result, we have met with a number of prospective vendors regarding dining services. We are hopeful to come to a timely resolution regarding whom we will partner with.
- Website Design: The Masonic Home has partnered with AutoWeb Technologies on our website and we are happy to report that the new website design is now live. We want to express our heartfelt warm thank you to everyone and our consultant, Charles Calabritto, for helping with the process.
- Certification Process Update: The Masonic Home has reached out to a consulting firm to assist with Medicare and Medicaid eligibility requirements. We are expecting a mock survey which will provide insight of what is needed to become a CMS provider. Again, our timeframe for becoming a ready CMS provider is within the next 6-12 months.
- The facility has partnered with a cardiology provider. This is at no cost to the Home. The wonderful benefit is that residents who need to see this type of specialist have the option of staying in the facility and having the physician come to them. Residents also have the right to see their current cardiologist if that is their preference.
- Staffing – Three new hires for December:
  - Floor Technician – Starts 1/16/2025
  - Activities Assistant – Orientation 1/22/2025
  - CNA FT 3 p.m. – 11:00 p.m.
- Recruitment: Current open positions are as follows:
  - Floor Technician (evenings) – Interview 01/17/2025
  - PRN – PT Nurse position for each shift
  - 2 FT CNA’s 7:00 a.m. – 3:00 p.m.
  - 2 FT CNA’s 3:00 p.m. – 11:00 p.m.
  - 1 PT CNA’s 11:00 p.m. – 7:00 a.m.
  - Several CNA’s PRN 7:00 a.m. – 3:00 p.m.

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

- Chiller Update: The leaking Aurora condenser pump was repaired and is working well. The committee discussed maintenance contracts for HVAC units which expire next month. We will obtain three bids.
- Roof Update: Roof estimates are still coming in.
- Hurricane Milton: Both drive throughs repairs on the hung ceilings will commence soon. This also includes the upgrade to the lighting.
- Residences of Coffee Pot Bayou Apartments: The interior repairs to the unit discussed last month were done in-house.
- General Building: The committee discussed revising the budget for next year. An increase is necessary, especially for furnishing rooms. The inventory of the Home of all assets, equipment, supplies, etc. was also discussed. The task of finding an inventory company to perform this task is becoming difficult.
- Resident Evacuation: It was discussed and recommended that the Grand Master appoint a committee outside the Board to do the logistics to find a location that will house our residents if we increase our census.

### **OPERATIONS COMMITTEE REPORT – JANUARY**

#### **1. Census:**

- 1) As of December 31<sup>st</sup>: Total of 76 residents; of which 38 are Fraternal Care and 38 are Private Pay with 26 of those being non-masonic. There are 38 residents in the SNF and 38 in the ALF from the census breakdown report.
- 2) Fiscal Year to Date: (Starts April 1<sup>st</sup>)
  - i. Admissions = 17 (4 Fraternal and 13 Private Pay)
  - ii. Discharges/Deaths = 18 (7 Fraternal and 11 Private Pay)

#### **2. Referral Summary:**

- 1) 94 open leads in Salesforce
- 2) SNF-31
- 3) ALF-64

- 4) Private Pay, Non-Masonic 44
- 5) Private Pay, Masonic 11
- 6) Fraternal Care 18
- 7) Undecided 22

**3. Leads Breakdown**

- 1) Community Referral – 2
- 2) Outreach – 1
- 3) Emergency Relief – 0
- 4) Non-Resident Relief - 0

**4. Occupancy Breakdown:**

**Masonic Home of Florida  
OCCUPANCY BREAKDOWN  
2024-2025  
Breakdown as of last day of December 2025**

Month ending:	April	May	June	July	August	Sept	Oct	Nov	Dec	January	February	March
<b>Masonic:</b>												
Fraternal Care - ALF	20	18	19	20	18	15	17	18	18			
Fraternal Care - SNF	21	23	21	19	20	23	23	22	20			
Private Pay - ALF	10	9	10	10	11	10	10	9	9			
Private Pay - SNF	3	4	3	3	3	3	3	4	3			
	<b>54</b>	<b>54</b>	<b>53</b>	<b>52</b>	<b>52</b>	<b>51</b>	<b>53</b>	<b>53</b>	<b>50</b>			
<b>Non-Masonic:</b>												
Private Pay - ALF	7	8	8	10	10	9	10	11	11			
Private Pay - SNF	15	18	20	18	14	15	14	14	15			
	<b>22</b>	<b>26</b>	<b>28</b>	<b>28</b>	<b>24</b>	<b>24</b>	<b>24</b>	<b>25</b>	<b>26</b>			
<b>Total Residents</b>	<b>76</b>	<b>80</b>	<b>81</b>	<b>80</b>	<b>76</b>	<b>75</b>	<b>77</b>	<b>78</b>	<b>76</b>			
<b>TOTAL ALF</b>	<b>37</b>	<b>35</b>	<b>37</b>	<b>40</b>	<b>39</b>	<b>34</b>	<b>37</b>	<b>38</b>	<b>38</b>			
<b>TOTAL SNF</b>	<b>39</b>	<b>45</b>	<b>44</b>	<b>40</b>	<b>37</b>	<b>41</b>	<b>40</b>	<b>40</b>	<b>38</b>			
<b>TOTAL</b>	<b>76</b>	<b>80</b>	<b>81</b>	<b>80</b>	<b>76</b>	<b>75</b>	<b>77</b>	<b>78</b>	<b>76</b>			
<b>% Fraternal Care</b>	<b>53.9%</b>	<b>51.3%</b>	<b>49.4%</b>	<b>48.8%</b>	<b>50.0%</b>	<b>50.7%</b>	<b>51.9%</b>	<b>51.3%</b>	<b>50.0%</b>			
<b>% Census</b>	<b>40.6%</b>	<b>42.8%</b>	<b>43.3%</b>	<b>42.8%</b>	<b>40.6%</b>	<b>40.1%</b>	<b>41.2%</b>	<b>41.7%</b>	<b>40.6%</b>			

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 January as printed and distributed and presented at the Board of Trustees Meeting. Second was made by R.: W.: Haskell R. Vest, Jr., Senior Grand Warden, and the motion carried.

**ADMISSIONS AND RELIEF COMMITTEE REPORT – JANUARY**

The committee met on Tuesday, January 14, 2025. There were no new applications for Fraternal Care or Non-Resident Relief received by the committee. A previously approved application for Fraternal Care was converted to Non-Resident Relief with the applicant’s approval. Financial details are still being worked out.

R.: W.: Haskell R. Vest, Jr., Senior Grand Warden, moved for acceptance of the Admissions and Relief Committee Report for the month of January 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.

**NON-RESIDENT RELIEF REPORT - DECEMBER**

Funds in the amount of \$2,563.99 for Non-Resident Relief were distributed in the month of December.

M.: W.: Robert P. Harry, Jr., P.G.M., moved for acceptance of the Non-Resident Relief Report for the month of December as printed and distributed and the motion was seconded by R.: W.: Jack W. Hampton, Jr., P.D.D.G.M. Motion carried.

**NEW ACCOUNT NUMBERS FOR THE MONTH OF DECEMBER**

During the month of December, the following new General Ledger Account Number was created:

ACCOUNT NO.	NAME:	ACCOUNT TYPE:
060 00-00 2636.008	G. P. (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 December. Second was made by M.: W.: Robert P. Harry, Jr., P.G.M., and the motion carried.

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

During the month of December, 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 December which was seconded by R.: W.: Haskell R. Vest, Jr., Senior Grand Warden. Motion carried.

**LIST OF ESTATE ACTIVITY FOR DECEMBER**

The Board then reviewed the List of Estate Activity for December. M.: W.: Robert P. Harry, Jr., P.G.M., moved for acceptance of the report for the month of December as printed and distributed. Second was made by R.: W.: Taleb T. Atala, Deputy Grand Master, and the motion carried.

**FUNDS RECEIVED FOR THE MASONIC HOME ENDOWMENT FUND, INC.  
FUNDS AVAILABLE FOR THE MASONIC HOME BUILDING FUND**

The Board reviewed the funds received from estates and wills through the month of December for the Masonic Home Endowment Fund, Inc. (\$220,055.50). The Board then reviewed the funds available for the Masonic Home Building Fund (\$574,710.32). During the month of December 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.: Taleb T. Atala, Deputy Grand Master, made a motion for acceptance of the reports for the month of December which was seconded by R.: W.: Haskell R. Vest, Jr., Senior Grand Warden, and the motion carried.

**MASONIC RELIEF FUND REPORT – DECEMBER**

During the month of December, there were no funds received and deposited into the Masonic Relief Fund. R.: W.: Haskell R. Vest, Jr., Senior Grand Warden, made a motion for acceptance of the Masonic Relief Fund Report for December as printed and distributed. Second was made by R.: W.: Frederick R. Wendling, Jr., Junior Grand Warden, and the motion carried.

**MASONIC HOME BUDGET REPORT – DECEMBER**

We report that we are currently 7.29% favorable to the budget (\$661,364k) after nine months of the fiscal year before any contingency is used and after amortizing for the insurance premium already paid.

R.: W.: Jack W. Hampton, Jr., P.D.D.G.M., made a motion for acceptance of the Masonic Home Budget Report as printed and distributed which was seconded by R.: W.: Haskell R. Vest, Jr., Senior Grand Warden, and the motion carried.

**REPORT OF THE GENERAL COUNSEL**

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

General Counsel has not received anything from Grand Lodge for review this month.

**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.: Jack W. Hampton, Jr., P.D.D.G.M., made a motion to approve the Report of the General Counsel as presented by R.: W.: Stephen R. Gladstone and also to allow General Counsel to negotiate on behalf of The Grand Lodge of Florida on the William Wilshar Estate which has interest in a property in Israel. Second was made by M.: W.: Robert P. Harry, Jr., P.G.M., and the motion carried.

**LIST OF PROPERTY ACTIVITY BY COUNTY – DECEMBER**

After a review of the List of Property Activity by County for the month of December, M.: W.: Robert P. Harry, Jr., P.G.M., moved for the adoption of the report as printed and distributed. Second was made by R.: W.: Taleb T. Atala, Deputy Grand Master, 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 is awaiting a response from the neighboring land owners as to their interest in purchasing the property from us.
- 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.

R.: W.: Taleb T. Atala, Deputy Grand Master, made a motion to accept the Properties Committee Report as printed and distributed. R.: W.: Haskell R. Vest, Jr., Senior Grand Warden, seconded the motion which carried.

R.: W.: Frederick R. Wendling, Jr., Junior Grand Warden, made a motion to accept the quarterly review of the investments of the total of endowment funds as presented by the Grand Secretary. M.: W.: Robert P. Harry, Jr., P.G.M., seconded the motion which carried.

R.: W.: Jack W. Hampton, Jr., P.D.D.G.M., made a motion to increase the price of the Hardback Blue Monitors from \$10.00 to \$15.00 due to the increase in the cost of printing. R.: W.: Haskell R. Vest, Jr., Senior Grand Warden, seconded the motion which carried.

The Grand Secretary reported that the 2024 Perpetual Membership Interest Distribution to the Lodges in the amount of \$899,036.70 which yields a 6.2493% payout.

The Grand Secretary confirmed with the Corporate Board that at the Organizational Meeting on June 1, 2024, that Howard and Company, CPA, P.A., was hired/continue to conduct the audits in accordance with our Regulations and that a copy of the audit is printed in the Proceedings and anyone who would like a copy of the Auditor’s Report the Grand Secretary’s Office can provide it prior to the Proceedings being distributed.

There being no further business to come before the Corporate Board the meeting was closed at 11:26 a.m. Benediction was then offered by R.: W.: Haskell R. Vest, Jr., Senior Grand Warden.

Respectfully submitted:

Approved:



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



Donald W. Cowart  
Grand Master