

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

February 22, 2025

No. 17

A Meeting of the Corporate Board of Directors was called to order at 11:05 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.: Jeffrey S. Foster, P.G.M.	M.: W.: Robert J. Lambert, P.G.M.
M.: W.: Glen B. Bishop, P.G.M.	R.: W.: John E. Drewett, W.: Grand Pursuivant
R.: W.: Gary J. Gamache, Sr., W.: Grand Historian	R.: W.: Thomas J. Simpson, P.D.D.G.M.
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.: John N. Dragneff, P.D.D.G.M.
R.: W.: Julian M. Mackenzie, P.D.D.G.M.	R.: W.: James R. Kickliter, P.D.D.G.M.
R.: W.: Roberto Martinez, Jr., D.D.G.M. Dist. 8	R.: W.: Charles G. Calabritto, P.D.D.G.M.
W.: John H. Eaton, P.M.	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.: Haskell R. Vest, Jr., Senior Grand Warden. The Grand Master introduced the members of the Board and others present.

A motion was made by R.: W.: Haskell R. Vest, Jr., Senior Grand Warden, and seconded by R.: W.: Frederick R. Wendling, Jr., Junior Grand Warden, to approve the Minutes of Corporate Board Meeting No. 16 of January 18, 2025. Motion carried.

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

- There is currently no COVID outbreak in the facility.
- Regulatory Updates: There are no new regulatory updates at this time.
- New Business (follow up):
  - The damage to the ceiling tiles outside the front entrance related to the Hurricanes this past year have been repaired. The entrance way doorframe has been restored and painted.
  - Dietary Services: The concerns with our current dietary provider continue and the new Administrator has been tasked with improving services. We are hopeful to come to a timely resolution in the near future.
  - 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. The timeframe for becoming a CMS licensed provider for Medicare and Medicaid services is within the next 6-12 months.
  - A new physician who has hospital privileges has been credentialed to see residents in the facility. This physician will be able to follow residents for any period of hospitalization for continuity of care.

- As this is my first meeting and report as the Administrator for the Masonic Home, I want to express my gratitude for the opportunity in being a part of your community. I look forward to working alongside all of you as we lead the Masonic Home towards achieving great outcomes for our residents and the community.
- Staffing – Fourteen new hires for January and four terminations.
- Recruitment: Currently there are 9 open positions.

## LONG RANGE PLANNING COMMITTEE REPORT – FEBRUARY

- The ceiling grid and panels were repaired over the main entrance and the north drive-thru areas. The Maintenance Team will sand and paint the grid when the new LED lights are installed. The LED lights have been ordered.
- The front door area has been painted as requested.
- The committee discussed the dumpster fees: City of St. Petersburg vs. Commercial Vendor RSF quotes.
- The committee discussed fire sprinkler vendor: VCS Fire and Security vs. Dabo Fire Inspection.
- The committee discussed three quotes for roofing: Trust Roofing, SCR Roofing, and CCI Roofing.
- The committee discussed security service: Weiser Security Service vs. Great Horned Owl Enterprises.
- The committee reviewed chiller controls bids: Harper Mechanical, Trane Heating & Air, and Airstron Mechanical.
- The committee reviewed chiller preventative maintenance bids: Daikin Industries, Cortez Heating & Air, Harper Mechanical, and Airstron Mechanical.

## OPERATIONS COMMITTEE REPORT – FEBRUARY

### 1. Census:

- 1) As of January 31<sup>st</sup>: Total of 75 residents; of which 38 are Fraternal Care and 37 are Private Pay with 25 of those being non-masonic. There are 37 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 = 18 (5 Fraternal and 13 Private Pay)
  - ii. Discharges/Deaths = 20 (8 Fraternal and 12 Private Pay)

### 2. Referral Summary:

- 1) 112 open leads in Salesforce
- 2) SNF-32
- 3) ALF-79
- 4) Private Pay, Non-Masonic 53
- 5) Private Pay, Masonic 14
- 6) Fraternal Care 18
- 7) Undecided 26
- 8) Respite 1

### 3. Outreach Breakdown

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

### 4. Occupancy Breakdown:

Masonic Home of Florida OCCUPANCY BREAKDOWN 2024-2025 Breakdown as of last day of January 2025												
Month ending: December	April	May	June	July	August	Sept	Oct	Nov	Dec	January	February	March
Fraternal Care - ALF	20	18	19	20	18	15	17	18	18	18		
Fraternal Care - SNF	21	23	21	19	20	23	23	22	20	20		
Private Pay - ALF	10	9	10	10	11	10	10	9	9	9		
Private Pay - SNF	3	4	3	3	3	3	3	4	3	3		
	54	54	53	52	52	51	53	53	50	50		
Private Pay - ALF	7	8	8	10	10	9	10	11	11	11		
Private Pay - SNF	15	18	20	18	14	15	14	14	15	14		
	22	26	28	28	24	24	24	25	26	25		
ALF												
Double Room - 2-people									3	3		
Double Room - 1-person									5	5		
Single Occupancy									27	27		
SNF												
Semi-private									33	34		
Private									3	2		
Extra Bed Fee									1	1		
<b>Total Residents</b>	<b>78</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>75</b>		
TOTAL ALF	37	35	37	40	39	34	37	38	38	38		
TOTAL SNF	39	45	44	40	37	41	40	40	38	37		
TOTAL	76	80	81	80	76	75	77	78	76	75		
% Fraternal Care	59.0%	51.3%	49.4%	48.8%	50.0%	50.7%	51.9%	51.3%	50.0%	50.7%		
% Private Pay									34.2%	33.3%		
%Census	40.6%	42.8%	43.3%	42.8%	40.6%	40.1%	41.2%	41.7%	40.6%	40.1%		

R.:W.: Haskell R. Vest, Jr., Senior Grand Warden, moved for acceptance of the Masonic Home Administrator's Report, the Long Range Planning Committee Report, and the Operations Committee Report for February presented at the Board of Trustees Meeting and as printed and distributed. Second was made by R.:W.: Frederick R. Wendling, Jr., Junior Grand Warden, and the motion carried.

## **ADMISSIONS AND RELIEF COMMITTEE REPORT – FEBRUARY**

The committee met on Tuesday, February 18, 2025. The application of R. O. for Fraternal Care admission to the Masonic Home was reviewed. The committee approved the application pending an updated medical status report for ongoing medical conditions.

The on-going aid for S. G. was reviewed and previously approved at the current rate on an ongoing basis.

There were no new applications for Non-Resident Relief.

There was discussion of a revision of the application form and streamlining the process in order to be ready for the Annual Grand Communication.

R.: W.: Frederick R. Wendling, Jr., Junior Grand Warden, moved for acceptance of the Admissions and Relief Committee Report for the month of February as presented at the Board of Trustees Meeting and the motion was seconded by M.: W.: Robert P. Harry, Jr., P.G.M. Motion carried.

### **NON-RESIDENT RELIEF REPORT - JANUARY**

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

R.: W.: Jack W. Hampton, Jr., P.D.D.G.M., moved for acceptance of the Non-Resident Relief Report for the month of January as printed and distributed and the motion was seconded by R.: W.: Frederick R. Wendling, Jr., Junior Grand Warden. Motion carried.

### **NEW ACCOUNT NUMBERS FOR THE MONTH OF JANUARY**

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

ACCOUNT NO.	NAME:	ACCOUNT TYPE:
060 00-00 24817.001	M. A. (Cash)	Liability

R.: W.: Haskell R. Vest, Jr., Senior Grand Warden, moved for the adoption of the New Account Numbers Report for the month of January. 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 JANUARY**

During the month of January, 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 January which was seconded by R.: W.: Frederick R. Wendling, Jr., Junior Grand Warden. Motion carried.

### **LIST OF ESTATE ACTIVITY FOR JANUARY**

The Board then reviewed the List of Estate Activity for January. M.: W.: Robert P. Harry, Jr., P.G.M., moved for acceptance of the report for the month of January as printed and distributed. Second was made by R.: W.: Jack W. Hampton, Jr., P.D.D.G.M., 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 January for the Masonic Home Endowment Fund, Inc. (\$249,880.01). The Board then reviewed the funds available for the Masonic Home Building Fund (\$574,710.32). During the month of January 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.: Jack W. Hampton, Jr., P.D.D.G.M., made a motion for acceptance of the reports for the month of January which was seconded by R.: W.: Frederick R. Wendling, Jr., Junior Grand Warden, and the motion carried.

### **MASONIC RELIEF FUND REPORT – JANUARY**

During the month of January, there were no funds received and deposited into the Masonic Relief Fund. M.: W.: Robert P. Harry, Jr., P.G.M., made a motion for acceptance of the Masonic Relief Fund Report for January 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 – JANUARY**

We report that we are currently 8.14% favorable to the budget (\$738,386k) after ten 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.: Jack W. Hampton, Jr., P.D.D.G.M., and the motion carried.

### **REPORT OF THE GENERAL COUNSEL**

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

General Counsel was requested to review and has approved the dumpster contract for the new Grand Lodge Office Building.

#### **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 Medicare Compliance contract with RB Health Partners and responded to an inquiry by our new Administrator. General Counsel, with the assistance of W.: Allen Norwich, has resolved the correction of our EIN number for Medicaid purposes and we are awaiting a new EIN letter from the IRS, and 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. Second was made by R.: W.: Frederick R. Wendling, Jr., Junior Grand Warden, and the motion carried.

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

After a review of the List of Property Activity by County for the month of January, 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.: Haskell R. Vest, Jr., Senior Grand Warden, 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.
- 3. Zone 7 Properties Committee Chairman R.: W.: Wallace T. Fine**  
**The Ewart Property at 5900 NW 17<sup>th</sup> Place, Unit 214, Sunrise, FL 33313**  
We are in the process of having the property cleaned out and determining the value of the property.

R.: W.: Haskell R. Vest, Jr., Senior Grand Warden, made a motion to approve the listing agreement for the Ewart Property in Sunrise, Florida, and to allow General Counsel to negotiate the sale of the property. The property will be listed for \$185,000 and General Counsel may negotiate to \$165,000. R.: W.: Frederick R. Wendling, Jr., Junior Grand Warden, seconded the motion which carried.

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.: 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 Jupiter Light Lodge No. 340 to use the Grand Lodge Seal on a retractable banner to use at community events. 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 to allow Mrs. Bonnie Aladro to use the Grand Lodge Seal for embroidery purposes. R.: W.: Frederick R. Wendling, Jr., Junior Grand Warden, seconded the motion which carried.

R.: W.: Jack W. Hampton, Jr., P.D.D.G.M., made a motion to approve a customer service agreement with Republic Services for the dumpster at the new Grand Lodge Building. R.: W.: Frederick R. Wendling, Jr., Junior Grand Warden, seconded the motion which carried.

R.: W.: Haskell R. Vest, Jr., Senior Grand Warden, made a motion to set the price of the excess engraved knives from the Grand Master's Fundraiser at \$50.00 per knife to sell at the Annual Grand Communication. M.: W.: Robert P. Harry, Jr., P.G.M., seconded the motion which carried.

R.: W.: Haskell R. Vest, Jr., Senior Grand Warden, made a motion to approve the DRAFT of the 2025 Statement of Condition and that the Corporate Board be Polled to approve the FINAL 2025 Statement of Condition. R.: W.: Frederick R. Wendling, 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 11:46 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