

**MINUTES OF THE BOARD MEETING OF THE BOARD OF TRUSTEES
THE MASONIC HOME OF FLORIDA
FEBRUARY 22, 2025**

The Members of the Board of Trustees of the Masonic Home of Florida met in regular session on Saturday, February 22, 2025, at 10:02 a.m. at the Masonic Home of Florida with the following members present:

PRESENT:

M.: W.: Jorge L. Aladro, P.G.M., Chairman
Brother Justin W. Franke, Vice Chairman
R.: W.: Raymond M. Ali
R.: W.: R. Patrick Jacob
W.: Angel Sardina

ABSENT:

W.: Mark A. Davis
R.: W.: Jorge L. Filgueira
W.: Demetrios C. Kirkiles
R.: W.: John Paniccia

ALSO PRESENT: M.: W.: Donald W. Cowart, Grand Master; R.: W.: Haskell R. Vest, Jr., Senior Grand Warden; R.: W.: Frederick R. Wendling, Jr., Junior Grand Warden; M.: W.: Richard E. Lynn, P.G.M., Grand Secretary; M.: W.: Robert P. Harry, Jr., P.G.M.; M.: W.: J. Dick Martinez, P.G.M.; M.: W.: Robert J. Lambert, P.G.M.; M.: W.: Glen B. Bishop, P.G.M.; R.: W.: Jack W. Hampton, Jr., W.: Grand Marshal; R.: W.: John E. Drewett, W.: Grand Pursuivant; R.: W.: Gary J. Gamache, Sr., W.: Grand Historian; Mr. Dan Newland, Administrator of the Masonic Home of Florida; other beloved residents of the Masonic Home. A complete list of those present is on file in the Grand Secretary's Office.

CALL TO ORDER: M.: W.: Jorge L. Aladro, P.G.M., Chairman, called the meeting to order at 10:02 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 and then gave the Invocation.

INTRODUCTION OF BOARD OF TRUSTEES: M.: W.: Jorge L. Aladro, P.G.M., Chairman, introduced the members of the Board of Trustees and guests in attendance as listed above and on file with the Grand Secretary's Office.

Brother Justin W. Franke made a motion that the Minutes from the last regular Board of Trustees Meeting on January 18, 2025, be approved as printed and distributed. Second was made by R.: W.: Raymond M. Ali and the motion carried.

ADMINISTRATOR'S BOARD REPORT: Dan Newland reported that at our last regular Board Meeting we had 76 residents in the Home. During the month of January, we had one admission, two deaths, and no discharges bringing the total to 75. Of those, 23 are men and 52 are women.

ADMITTED:

M. A., sponsored by Mokanna Lodge No. 329

ADMIT DATE:

01/13/2025

DECEASED:

Gail Petrick, Private Pay (Non-Masonic)

Admitted: December 27, 2024

DECEASED DATE:

01/06/2025

Jerold Horwitz, sponsored by Oleeta-West Dade Lodge No. 145

Admitted: January 29, 2024

01/29/2025

With one admission, two losses by death, and no discharges the month of January ended with 38 Assisted Living and 37 Nursing Center for a total of 75 residents.

ADMINISTRATOR'S BOARD REPORT:

- 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.

The Suncoast Master Mason Association announced that Susan Stansbery has been named Resident of the Month and presented her with a check for \$50.00. Congratulations Susan!

R.: W.: Raymond M. Ali made a motion to approve the Administrator's Report as written and presented. Second was made by W.: Angel Sardina and the motion carried.

MAINTENANCE DEPARTMENT FAILED EQUIPMENT REPORT:

1. Replaced float valve on cooling tower after bleeding too much water. The new valve style is repairable.
2. Replaced front door wander guard receivers (2) with upgraded units. The old units were intermittent.
3. The condenser pump on the chiller deck has been repaired.
4. Repaired hydronic loop piping and replaced valve in the third floor main room. Also added ball valve on 1 ¼" pipe to isolate water to third floor.

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

LONG RANGE PLANNING COMMITTEE REPORT:

- 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.

R.: W.: Raymond M. Ali presented the Long Range Planning Committee and Facilities Reports and then moved for its adoption. R.: W.: R. Patrick Jacobs seconded the motion which carried.

Mr. Dan Newland, Administrator of the Masonic Home then presented W.: Robert J. Robertson, Maintenance Department Director, with an award congratulating 33 years of service to the Masonic Home. Congratulations Bob!

R.: W.: Raymond M. Ali made a motion to change the vendor for the dumpster to Recycling Services of Florida (RSF). R.: W.: R. Patrick Jacob seconded the motion which carried.

R.: W.: Raymond M. Ali made a motion to change the fire sprinkler company to Dabo Fire Inspection Services. R.: W.: R. Patrick Jacob seconded the motion which carried.

R.: W.: Raymond M. Ali made a motion to have the roofs repaired for the gazebo, the apartments, and the kitchen by SCR Roofing. R.: W.: R. Patrick Jacob seconded the motion which carried.

R.: W.: Raymond M. Ali made a motion to change our security service to Great Horned Owl Enterprises which will cost an additional \$168.00 per week. W.: Angel Sardina seconded the motion which carried.

R.: W.: Raymond M. Ali made a motion to have the storm debris removed from the property at a cost of \$1,600. Brother Justin W. Franke seconded the motion which carried.

R.: W.: Raymond M. Ali made a motion to have the interior of the Residences of Coffeepot Bayou apartments renovated/repared at a cost of \$8,400. R.: W.: R. Patrick Jacob seconded the motion which carried.

R.: W.: Raymond M. Ali made a motion to change the sign in the front of the Masonic Home to reflect that it is a Senior Living Facility at a cost of \$1,900 and the funds were approved by the Grand Master to come from First Lady Dell Cowart's "A Sign of the Times, Opening Masonic Doors" Project. R.: W.: R. Patrick Jacob seconded the motion which carried.

LEGAL ADVISOR'S REPORT: The total funds received during the month of January from Estates and Wills was \$29,824.51, which brings the year-to-date total of funds received for the Masonic Home Endowment Fund, Inc., on behalf of Estates and Wills to \$249,880.01. 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.

Brother Justin W. Franke made a motion to accept the Legal Advisor's Report. R.: W.: Raymond M. Ali seconded the motion which carried.

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

OPERATIONS COMMITTEE REPORT:

1. Census:

- 1) As of January 31st: 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 1st)
 - 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

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-person									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		
Total Residents	76	80	81	80	76	75	77	78	76	75		
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	53.9%	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%		

3. Outreach Breakdown

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

4. Occupancy Breakdown:

R.: W.: R. Patrick Jacob presented the Operations Committee Report and moved for its adoption. Brother Justin W. Franke seconded the motion which carried.

BUDGET COMMITTEE REPORT: 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.

Brother Justin W. Franke presented the Budget Committee Report and moved for its adoption. Second was made by R.: W.: Raymond M. Ali and the motion carried.

OLD BUSINESS: We are pleased to report that the traffic is increasing through our marketing efforts with Facebook and the new website.

R.: W.: Jack W. Hampton, Jr., presented gift cards to the Administrator for the residents on behalf of Brandon Lodge No. 114

ANNOUNCEMENTS: The next Board of Trustees Meeting will be held at the Masonic Home of Florida on March 13, 2025, at 10:00 a.m.

M.: W.: Jorge L. Aladro, Chairman, gave the Benediction and the meeting was adjourned at 10:45 a.m.

Respectfully submitted,

M.: W.: Jorge L. Aladro, P.G.M.
Chairman

Brother Justin W. Franke
Acting Secretary to the Board of Trustees