

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

March 15, 2025

No. 18

A Meeting of the Corporate Board of Directors was called to order at 11:10 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
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: M.:W.: Robert P. Harry, Jr., P.G.M. (Excused)
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.: Robert J. Lambert, P.G.M.
M.:W.: Glen B. Bishop, P.G.M.	R.:W.: Antonio C. Chavez, W.: Grand Orator
R.:W.: Jorge L. Filgueira, W.: Grand Standard Bearer	R.:W.: Ben S. Schwartz, P.D.D.G.M.
R.:W.: Robert W. Estell, Jr., P.D.D.G.M.	R.:W.: Julian M. Mackenzie, P.D.D.G.M.
R.:W.: Lawrence A. Williamson, P.D.D.G.M.	R.:W.: James R. Kickliter, P.D.D.G.M.
R.:W.: Thomas J. Simpson, P.D.D.G.M.	W.: John H. Eaton, P.M.
W.: William C. Wagner, 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. 17 of February 22, 2025. Motion carried.

MASONIC HOME ADMINISTRATOR'S REPORT – MARCH

- 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 recessed lights outside the front entrance related to the hurricanes this past year have been replaced. The debris in the south parking lot has been removed.
 - 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.
 - Community outreach efforts continue to improve census. In the past month seven hospital case managers, six physicians, and three elder care attorneys have been contacted to market the services of the facility.

- The Administrator expressed appreciation to all the staff and volunteers who helped set up and support the activities for Pilgrimage Day.
- Staffing Needs: There are currently six full-time and six part-time positions open.
- Recruitment: There were nine new hires and six terminations in February.

LONG RANGE PLANNING COMMITTEE REPORT – MARCH

- The committee discussed the chiller controls and preventative maintenance contracts. We have bids for the chiller controls from Harper Mechanical, Trane Heating & Air, Airstron Mechanical, and Cortez Heating & Air. We have bids for the preventative maintenance from Daikin Industries, Cortez Heating & Air, Harper Mechanical, and Airstron Mechanical. The committee recommends having one vendor for both contracts.
- Roof repairs were completed over the kitchen/dining area along with the Recreation Room, and the Assisted Living Facility. The next roofing priority will be the Residences of Coffee Pot Bayou.
- The new lights were installed in the main entrance canopy and north entrance canopy drive through areas. The grids are scheduled to be sanded and painted after Pilgrimage Day.
- Dabo Fire Inspection has been retained as our fire sprinkler vendor which will realize a savings of approximately \$4,000 per year.
- The tree vendor removed on large oak tree and ground the stumps of three large trees. This work was due to the hurricane damage.
- The kitchen hood system was cleaned on March 4, 2025, and any safety issues were taken care of.
- The Director of Maintenance will follow up on the back of house elevator repairs.
- The committee discussed that the inventory for the Masonic Home will need to be done in-house. It has been difficult to find a vendor who is willing to take on the task.
- The Director of Maintenance will follow up on the elevator repairs at the Residences of Coffee Pot Bayou.

OPERATIONS COMMITTEE REPORT – MARCH

1. Census:

- 1) As of February 28th: Total of 79 residents; of which 39 are Fraternal Care and 40 are Private Pay with 28 of those being non-masonic. There are 43 residents in the SNF and 36 in the ALF from the census breakdown report.
- 2) Fiscal Year to Date: (Starts April 1st)
 - i. Admissions = 22 (6 Fraternal and 16 Private Pay)
 - ii. Discharges/Deaths = 20 deaths, no discharges (8 Fraternal and 12 Private Pay)

2. Referral Summary:

- 1) 96 open leads in Salesforce: Lodge (38), Drive-by (24), Website (27), Other (6), Facebook (1)
- 2) SNF-21
- 3) ALF-65
- 4) Private Pay, Non-Masonic 38
- 5) Private Pay, Masonic 16
- 6) Fraternal Care 20
- 7) Undecided 22
- 8) Respite 1

3. Outreach Breakdown:

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

4. Occupancy Breakdown:

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	19	
Fraternal Care - SNF	21	23	21	19	20	23	23	22	20	20	20	
Private Pay - ALF	10	9	10	10	11	10	10	9	9	9	8	
Private Pay - SNF	3	4	3	3	3	3	3	4	3	3	4	
	54	54	53	52	52	51	53	53	50	50	51	
Private Pay - ALF	7	8	8	10	10	9	10	11	11	11	9	
Private Pay - SNF	15	18	20	18	18	15	14	14	15	14	15	
	22	26	28	28	28	24	24	25	26	25	24	
ALF												
Double Room - 2-person									3	3	3	
Double Room - 1-person									5	5	4	
Single Occupancy									27	27	28	
SNF												
Semi private									33	34	35	
Private									8	2	2	
Extra Bed Fee									1	1	2	
Total Residents	76	80	81	80	76	75	77	78	76	75	79	
TOTAL ALF	37	35	37	30	30	34	37	38	38	38	36	
TOTAL SNF	39	45	44	50	46	41	40	40	38	37	43	
TOTAL	76	80	81	80	76	75	77	78	76	75	79	
% Fraternal Care	53.9%	53.3%	49.4%	48.8%	50.0%	58.7%	51.9%	51.3%	50.0%	50.7%	49.4%	
% Private Pay	40.6%	42.8%	43.3%	42.8%	40.6%	40.1%	41.2%	41.7%	44.2%	41.3%	45.4%	
% Census									40.6%	40.1%	42.2%	

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

ADMISSIONS AND RELIEF COMMITTEE REPORT – MARCH

The committee met on Tuesday, March 11, 2025, via video conference. There were no new applications for Fraternal Care or Non-Resident Relief to review. A revision of the Resident Application was reviewed and discussed.

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

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

R.: W.: Frederick R. Wendling, Jr., Junior Grand Warden, moved for acceptance of the Non-Resident Relief Report for the month of February 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 FEBRUARY

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

ACCOUNT NO.	NAME:	ACCOUNT TYPE:
060 00-00 24818.001	J. E. (Cash)	Liability
060 00-00 26364.008	I. H. (Private Pay)	Liability
060 00-00 26365.008	W. C. (Private Pay)	Liability
060 00-00 26366.008	H. H. (Private Pay)	Liability

R.: W.: Jack W. Hampton, Jr., P.D.D.G.M., moved for the adoption of the New Account Numbers Report for the month of February. Second was made by R.: W.: Taleb T. Atala, Deputy Grand Master, and the motion carried.

CREDIT APPLICATIONS REPORT GRAND LODGE AND MASONIC HOME OF FLORIDA FOR FEBRUARY

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

R.: W.: Taleb T. Atala, Deputy Grand Master, made a motion for the adoption of the Credit Applications Report for the month of February which was seconded by R.: W.: Haskell R. Vest, Jr., Senior Grand Warden. Motion carried.

LIST OF ESTATE ACTIVITY FOR FEBRUARY

The Board then reviewed the List of Estate Activity for February. R.: W.: Haskell R. Vest, Jr., Senior Grand Warden, moved for acceptance of the report for the month of February as printed and distributed. Second was made by R.: W.: Frederick R. Wendling, Jr., Junior Grand Warden, 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 February for the Masonic Home Endowment Fund, Inc. (\$251,893.81). The Board then reviewed the funds available for the Masonic Home Building Fund (\$574,710.32). During the month of February 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.: Frederick R. Wendling, Jr., Junior Grand Warden, made a motion for acceptance of the reports for the month of February which was seconded by R.: W.: Jack W. Hampton, Jr., P.D.D.G.M., and the motion carried.

MASONIC RELIEF FUND REPORT – FEBRUARY

During the month of February, there were no funds received and deposited into the Masonic Relief Fund. R.: W.: Jack W. Hampton, Jr., P.D.D.G.M., made a motion for acceptance of the Masonic Relief Fund Report for February as printed and distributed. Second was made by R.: W.: Taleb T. Atala, Deputy Grand Master, and the motion carried.

MASONIC HOME BUDGET REPORT – FEBRUARY

We report that we are currently 7.23% favorable to the budget (\$656,143k) after eleven months of the fiscal year before any contingency is used and after amortizing for the insurance premium already paid.

R.: W.: Taleb T. Atala, Deputy Grand Master, 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 was requested to release the funds held in escrow to the Seller for the new Grand Lodge Building.

II. ESTATES:

General Counsel has been made aware of an estate opened by outside counsel on behalf of a deceased resident. After discussion with outside counsel, General Counsel has agreed to allow them to close out the estate. 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 contracts for (i) Recycling Services of South FL; (ii) the re-roofing of the gazebo; (iii) a new therapy provider; (iv) the existing therapy contract for purposes of cancellation; (v) fire sprinkler inspection proposal. General Counsel has also been requested to place the current property manager for the Residences of Coffee Pot Bayou on notice of cancellation of their contract and has reviewed the proposal for a new management company.

General Counsel has finally received the corrected EIN correspondence from the Internal Revenue Service which had previously caused the delay in our Medicaid application. General Counsel has also reviewed a contract for a company to review our files for current and future Medicaid compliance.

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., Senior 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.: Frederick R. Wendling, Jr., Junior Grand Warden, and the motion carried.

LIST OF PROPERTY ACTIVITY BY COUNTY – FEBRUARY

After a review of the List of Property Activity by County for the month of February, R.:W.: Frederick R. Wendling, Jr., Junior Grand Warden, moved for the adoption of the report as printed and distributed. Second was made by R.:W.: Jack W. Hampton, P.D.D.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 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 (Deceased)**
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 17th Place, Unit 214, Sunrise, FL 33313
The property is listed for \$185,000.

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.

R.:W.: Taleb T. Atala, Deputy Grand Master, made a motion to approve the Maintenance Contract with Canon U.S.A., Inc., for the copiers at the Grand Lodge Office. R.:W.: Haskell R. Vest, Jr., Senior Grand Warden, seconded the motion which carried.

R.:W.: Haskell R. Vest, Jr., Senior Grand Warden, made a motion to approve the list of distinguished guests for the 196th Annual Grand Communication. 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 allow the Grand Secretary to take excess copies of the Grand Lodge Proceedings that are in stock at the Grand Lodge Office to the 196th Annual Grand Communication for Lodges and Brothers to have at no cost. R.:W.: Haskell R. Vest, Jr., Senior Grand Warden, seconded the motion which carried.

R.:W.: Taleb T. Atala, Deputy Grand Master, made a motion to allow Care Access to use the new Grand Lodge Building in Jacksonville to hold a Free Health Screening. The Grand Lodge of Florida will be receiving a fee from Care Access for use of the building as well as a fee for each person that attends the event and each person will receive a gift card. 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 allow Care Access to set up at the Annual Grand Communication to hold a Free Health Screening and that the Grand Secretary be authorized to negotiate the terms. Second was made by R.:W.: Taleb T. Atala, Deputy Grand Master, and the motion carried.

R.:W.: Jack W. Hampton, Jr., P.D.D.G.M., made a motion to allow W.: James J. Burke, Worshipful Master of Gulf Breeze Lodge No. 347, to use the Grand Lodge Seal for embroidery and purposes with the

agreement that it will only be used for Elected and Appointed Grand Lodge Officers and District Deputy Grand Masters. 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 11:39 a.m. Benediction was then offered by R.:W.: Haskell R. Vest, Jr., Senior Grand Warden.

Respectfully submitted:

A handwritten signature in blue ink, appearing to read "Richard E. Lynn", with a stylized flourish at the end.

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

Approved:

A handwritten signature in black ink, appearing to read "Donald W. Cowart", with a stylized flourish at the end.

Donald W. Cowart
Grand Master

**MEETING OF THE CORPORATE BOARD
OF THE MOST WORSHIPFUL GRAND LODGE
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March 24, 2025

No. 19

At the request of Grand Secretary, a poll of the Corporate Board of Directors was taken to approve the 2024 annual contribution to The Most Worshipful Grand Lodge of F. & A.M. of Florida Employee Pension Plan and Trust in the amount of \$73,852.48; however, due to having \$54,065.14 in forfeitures the actual amount to be paid is \$19,787.34. 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

**MEETING OF THE CORPORATE BOARD
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April 17, 2025

No. 20

At the request of the State Chairman of the Properties Committee, a poll of the Corporate Board of Directors was taken to accept an offer on the Ewart Property (Masonic Home Resident) located at 5900 NW 17th Place, Unit 214, Sunrise, Florida, 33313, for \$159,900. 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