

**MINUTES OF THE BOARD MEETING OF THE BOARD OF TRUSTEES  
THE MASONIC HOME OF FLORIDA  
MARCH 15, 2025**

The Members of the Board of Trustees of the Masonic Home of Florida met in regular session on Saturday, March 15, 2025, at 10:06 a.m. at the Masonic Home of Florida with the following members present:

**PRESENT:**

M.: W.: Jorge L. Aladro, P.G.M., Chairman  
R.: W.: Raymond M. Ali  
W.: Mark A. Davis  
R.: W.: Jorge L. Filgueira  
R.: W.: R. Patrick Jacob  
R.: W.: John Paniccia  
W.: Angel Sardina

**ABSENT:**

Brother Justin W. Franke, Vice Chairman  
W.: Demetrios C. Kirkiles

**ALSO 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.: Richard E. Lynn, P.G.M., Grand Secretary; 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.: Antonio C. Chavez, W.: Grand Orator; Mr. Dan Newland, Administrator of the Masonic Home of Florida; and 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 10:06 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.

R.: W.: Jorge L. Filgueira made a motion that the Minutes from the last regular Board of Trustees Meeting on February 22, 2025, be approved as printed and distributed. Second was made by R.: W.: John Paniccia and the motion carried.

**ADMINISTRATOR'S BOARD REPORT:** Dan Newland reported that at our last regular Board Meeting we had 75 residents in the Home. During the month of February, we had four admissions, no deaths, and no discharges bringing the total to 79. Of those, 26 are men and 53 are women.

**ADMITTED:**

I. H., Private Pay (Non-Masonic)  
J. E. sponsored by Doric Lodge No. 140  
W. C., Private Pay (Non-Masonic)  
H. H., Private Pay (Non-Masonic)

**ADMIT DATE:**

02/04/2025  
02/06/2025  
02/10/2025  
02/21/2025

With four admissions, no losses by death, and no discharges the month of February ended with 36 Assisted Living and 43 Nursing Center for a total of 79 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 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.

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

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

#### **MAINTENANCE DEPARTMENT FAILED EQUIPMENT REPORT:**

1. Replaced heavy duty door closers on utility room and staff restroom on N/C 1.

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

#### **LONG RANGE PLANNING COMMITTEE REPORT:**

- 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.

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

**LEGAL ADVISOR'S REPORT:** The total funds received during the month of February from Estates and Wills was \$2,013.80, which brings the year-to-date total of funds received for the Masonic Home

Endowment Fund, Inc., on behalf of Estates and Wills to \$251,893.81. 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.: Raymond M. Ali made a motion to accept the Legal Advisor's Report. R.: W.: R. Patrick Jacob seconded the motion which carried.

**ADMISSIONS COMMITTEE REPORT:** 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.: Jorge L. Filgueira presented the Admissions Committee Report and moved for its adoption. R.: W.: Raymond M. Ali seconded the motion which carried.

## OPERATIONS COMMITTEE REPORT:

### 1. Census:

- 1) As of February 28<sup>th</sup>: 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 1<sup>st</sup>)
  - 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:

Masonic Home of Florida OCCUPANCY BREAKDOWN 2024-2025 Breakdown as of last day of February 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	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	14	15	14	14	15	14	19	
	22	26	28	28	24	24	24	25	26	25	28	
<b>ALF</b>												
Double Room - 2-people									3	3	3	
Double Room - 1-person									5	5	2	
Single Occupancy									27	27	28	
<b>SNF</b>												
Semi-private									33	34	39	
Private									3	2	2	
Extra Bed Fee									1	1	2	
<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>75</b>	<b>79</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>38</b>	<b>36</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>37</b>	<b>43</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>75</b>	<b>79</b>	
<b>% Fraternal Care</b>	<b>59.9%</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>50.7%</b>	<b>49.4%</b>	
<b>% Private Pay</b>									<b>34.2%</b>	<b>33.3%</b>	<b>35.4%</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>	<b>40.1%</b>	<b>42.2%</b>	

W.: Mark A. Davis presented the Operations Committee Report and moved for its adoption. R.: W.: John Paniccia seconded the motion which carried.

**BUDGET COMMITTEE REPORT:** 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.: Raymond M. Ali presented the Budget Committee Report and moved for its adoption. Second was made by R.: W.: R. Patrick Jacob and the motion carried.

**OLD BUSINESS:** M.: W.: Jorge L. Aladro, P.G.M., Chairman of the Board, welcomed everyone today as it is Pilgrimage Day and there are many fun activities planned. A special "Thank You" to the 29<sup>th</sup> Masonic District for preparing today's lunch, the Suncoast Masters and Wardens Association for setting up, and Mrs. Darcy Buck for all that she does. M.: W.: Aladro introduced Brother Patrick Hall who has been taking

care of the Masonic Home Facebook Page. Brother Hall reported that thousands of people have visited our page and are learning about our Masonic Home.

R.: W.: Jorge L. Filgueira made a motion to accept the contract with Airstron Mechanical for the chiller control and HVAC maintenance. R.: W.: Raymond M. Ali seconded the motion which carried.

R.: W.: R. Patrick Jacob made a motion to approve the hiring of RB Health Partners, Inc., to assist with the Medicare and Medicaid application pending approval of General Counsel and the Corporate Board. W.: Mark A. Davis seconded the motion which carried.

R.: W.: R. Patrick Jacob made a motion to approve the hiring of Dee Dee McNichols to assist with the accounting side of Medicare and Medicaid to make sure we are compliant with state and federal rules and regulations, pending the approval of General Counsel and the Corporate Board. W.: Mark A. Davis seconded the motion which carried.

**PRESENTATIONS TO THE GRAND MASTER:**

Brother Patrick Hall presented the Grand Master with a Certificate of Recognition for being installed as the Most Worshipful Grand Master of The Grand Lodge of Florida from the District Grand Lodge of the Bahamas and Turks, English Constitution, on behalf of W.: David M. Rosenthal.

R.: W.: Taleb T. Atala, Deputy Grand Master, and members of the 27<sup>th</sup> and 29<sup>th</sup> Masonic Districts presented the Grand Master with a check for \$15,000 representing the proceeds from the Arabian Nights Fundraiser in memory of First Lady Dell Cowart.

M.: W.: Donald W. Cowart, Grand Master, addressed the room and thanked the Board of Trustees for a year of hard work and diligence in making the Masonic Home better. M.: W.: Cowart then thanked everyone for coming out for Pilgrimage day to celebrate our Masonic Home and our residents.

**ANNOUNCEMENTS:** The next Board of Trustees Meeting will be held at the Masonic Home of Florida on April 26, 2025, at 10:00 a.m.

W.: Mark A. Davis gave the Benediction and the meeting was adjourned at 10:50 a.m.

Respectfully submitted,

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

R.: W.: John Paniccia  
Secretary to the Board of Trustees