

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

May 25, 2025

No. 23

A Meeting of the Corporate Board of Directors was called to order at 1:40 p.m. at the Rosen Plaza Hotel in Orlando, Florida 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.: Rudin J. Boatright, Grand Treasurer
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

Also Present:

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.: John E. Drewett, W.: Grand Pursuivant
R.:W.: Julian M. Mackenzie, P.D.D.G.M.	R.:W.: Robert W. Estell, Jr., P.D.D.G.M.
R.:W.: Dwight A. Wilson, W.: Junior Grand Deacon	R.:W.: James R. Kickliter, P.D.D.G.M.
R.:W.: Gary J. Gamache, Sr., W.: Grand Historian	R.:W.: John N. Dragneff, P.D.D.G.M.
R.:W.: Roberto Martinez, Jr., D.D.G.M. Dist. 8	R.:W.: L. Miguel Rivera, P.D.D.G.M.
R.:W.: Alexander Zambrano, D.D.G.M. Dist. 29	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. 21 of April 26, 2025; and Poll No. 22 of May 13, 2025. Motion carried.

MASONIC HOME ADMINISTRATOR'S REPORT – MAY

- There is no COVID outbreak currently in the facility.
- Regulatory Updates: There are no new updates at this time.
- New Business (follow-up):
 - Certification Process Update: The Masonic Home has reached out to a consulting firm to assist with the Medicare and Medicaid eligibility requirements. A presentation was made by the consulting firm to the Board of Trustees last month. It was recommended that a mock survey be conducted by the consultants prior to submitting the application for certification from the Centers for Medicare and Medicaid Services (CMS). The timeframe for becoming a CMS licensed provider for Medicare and Medicaid services is approximately 6-12 months after submission of the application.
 - Dietary Services: As of May 18th, dietary services are being delivered in-house. A new menu has been developed and implemented by our Chef and Dietary Manager. We have received very positive reviews of the improved food quality and service.
 - New signage/branding: A new sign has been installed for our front entrance which reads “Senior Living Community”. This will better inform the public that we accept non-masons as well as masons.

- Family Council: A new family council has been established with good participation and feedback provided. The council will meet quarterly.
- New Business Development: Contact was made with eight hospital caseworkers, three physicians, four skilled nursing facilities, and one neighborhood association.
- Staffing: There were three new hires this month.
- Recruitment: Currently there are nine open positions.

The Suncoast Master Mason Association announced that Bill Williams has been named Resident of the Month and presented him with a \$50.00 check. Congratulations Bill!

LONG RANGE PLANNING COMMITTEE REPORT:

1. SCR Roofing completed repairs to several areas of the facility roof. After a very hard rain two weeks ago, there is still water intrusion and SCR will be back to investigate.
2. The hurricane damaged roof on the chiller deck was removed and the remaining panels temporarily reinforced prior to complete removal. This covered area does not require to be covered since there is no chiller below it.
3. The uniform contract is approved by legal and has been sent to the Grand Master for his signature.
4. The contract for natural gas is due on 6/2/25. The current price per therm is .65117. This will be a substantial savings over the next year. The renewal document is attached with this document and once approved, will require the Grand Master's signature.
5. I met with two fire alarm contractors for the replacement of the fire alarm system. I have one bid from our current fire alarm contractor (Dart) with an open end. The open end is due to new code requirements that are required and some current devices that may not be compatible with the new system. The quote is at \$160K but could reach \$250K. The second bid is with Skyway Fire Protection and is incomplete and will require more visits to the Home to provide a solid quote.
6. After much investigation on the replacement of air handler # 8, it appears that Daikin does make a unit that is comparable and will fit in the space of the old unit. This could mean a savings of \$20K over the Trane unit and I will have the numbers before next Board.
7. Discuss the replacement of the wheelchair van. Any leads from the dealers we talked about last month? Maybe a Lodge/Brother donation?
8. Apartment discussion: new property managers?

FAILED EQUIPMENT REPORT MAINTENANCE DEPARTMENT APRIL/MAY 2025

1. Replaced (5) wall pack light units on the exterior of the buildings. One behind the chapel and four in the courtyard. Two were damaged by the storms and three were burnt from age and UV.
2. Replaced leaking iron pipe behind shower unit in 370 E. Replaced with PVC and two new rubber no-hub connections.

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

OPERATIONS COMMITTEE REPORT – MAY

OPERATIONS COMMITTEE REPORT:

- A. **Census:** As of April 30th: Total of 79 residents; of which 38 are Fraternal Care and 41 are Private Pay with 29 of those being non-Masonic. There are 41 residents in the SNF and 38 in the ALF from the census breakdown report.
 - Fiscal Year to Date: (Starts April 1st)
 - Admissions = 25 (7 Fraternal, 18 Private Pay)
 - Discharges/Deaths = 23 deaths, no discharges (10 Fraternal, 13 Private Pay)
- B. **Referral Summary:**
 - 158 open leads in Salesforce: Lodge (56), Drive-by (47), Website (30), Staff Member (7), Current Resident (7), Current Family Member (5), Print Advertisement (3), Facebook (1), Physician Referral (1)
 - SNF 41

- ALF 117
 - Private Pay, Non-Masonic 75
 - Private Pay, Masonic 22
 - Fraternal Care 32
 - Undecided 27
- C. **Outreach Breakdown:**
- Community Referral – 2
 - Non-resident Relief – 8
- D. **Occupancy Breakdown:**

Masonic Home of Florida OCCUPANCY BREAKDOWN 2025-2026												
Breakdown as of last day of April 2025												
Month ending: April	April	May	June	July	August	Sept	Oct	Nov	Dec	January	February	March
Fraternal Care - ALF	21											
Fraternal Care - SNF	17											
Private Pay - ALF	6											
Private Pay - SNF	6											
	50											
Private Pay - ALF	11											
Private Pay - SNF	18											
	29											
ALF												
Double Room - 2-people	2											
Double Room - 1-person	3											
Single Occupancy	30											
SNF												
Semi-private	37											
Private	2											
Extra Bed Fee	2											
Total Residents	79											
TOTAL ALF	38											
TOTAL SNF	41											
TOTAL	79											
% Fraternal Care	48.1%											
% Private Pay												
%Census	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 May 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 – MAY

There were no new applications for Fraternal Care or Non-Resident Relief to review for the month of May.

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

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

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

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

ACCOUNT NO.	NAME:	ACCOUNT TYPE:
060 00-00 24819.001	R. O. (Cash)	Liability
060 00-00 26367.008	W. P. (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 April. 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 APRIL

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

M.:W.: Robert P. Harry, Jr., P.G.M., made a motion for the adoption of the Credit Applications Report for the month of April which was seconded by R.:W.: Jack W. Hampton, Jr. Motion carried.

LIST OF ESTATE ACTIVITY FOR APRIL

The Board then reviewed the List of Estate Activity for April. R.:W.: Taleb T. Atala, Deputy Grand Master, moved for acceptance of the report for the month of April as printed and distributed. Second was made by R.:W.: Haskell R. Vest, 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 April for the Masonic Home Endowment Fund, Inc. (\$574,710.32). The Board then reviewed the funds available for the Masonic Home Building Fund (\$574,710.32). During the month of April there were no funds received for Estates and Wills and deposited into the Masonic Home Building Fund.

R.:W.: Haskell R. Vest, Jr., Senior Grand Warden, made a motion for acceptance of the reports for the month of April which was seconded by M.:W.: Robert P. Harry, Jr., P.G.M., and the motion carried.

MASONIC RELIEF FUND REPORT – APRIL

During the month of April, 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 April as printed and distributed. Second was made by R.:W.: Taleb T. Atala, Deputy Grand Master, and the motion carried.

MASONIC HOME BUDGET REPORT – APRIL

There is no Masonic Home Budget Report for the month of April as the final 2025-2026 Proposed Budget has not yet been approved by the Craft.

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 has completed the annual audit tendered by our Grand Secretary's Office.

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.

III. PROPERTIES:

All property matters are listed on the Properties Committee Report.

IV. MASONIC HOME:

General Counsel has reviewed contracts for (i) Masonic Home Security (ii) Several meal tracker systems for Masonic Home Residents (iii) Updated Medicare questions (iv) Unifirst employee uniform contract. General Counsel has also reviewed closing documentation on a worker's compensation claim.

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.

It has been an honor and pleasure to work with this year's Board of Trustees, Corporate Board, and our Grand Master, M.:W.: Donald W. Cowart.

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 M.:W.: Robert P. Harry, Jr., P.G.M., and the motion carried.

LIST OF PROPERTY ACTIVITY BY COUNTY – APRIL

After a review of the List of Property Activity by County for the month of April, 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.: Jack W. Hampton, Jr., 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 has had no 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
We have a contract for \$145,000.

R.:W.: Jack W. Hampton, Jr., made a motion to accept the Properties Committee Report as printed and distributed. M.:W.: Robert P. Harry, Jr., P.G.M., seconded the motion which carried.

R.:W.: Haskell R. Vest, Jr., Senior Grand Warden, thanked the Properties Committee for their hard work and due diligence throughout this year and commended them for doing an outstanding job.

R.:W.: William S. McCloud, Chairman of the Endowment and Investment Committee, recommended that the Corporate Board approve the recommendation made by Morgan Stanley Greystone to change managers from Congress Mid Cap to Federated Mid Cap and move the funds held in Congress Mid Cap to Federated Mid Cap totaling \$3,000,000.00.

R.:W.: Haskell R. Vest, Jr., Senior Grand Warden, made a motion to accept this change recommended by the Endowment and Investment Committee. 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 1:55 p.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