

**MINUTES OF THE BOARD MEETING OF THE BOARD OF TRUSTEES  
THE MASONIC HOME OF FLORIDA  
MAY 25, 2025**

The Members of the Board of Trustees of the Masonic Home of Florida met in regular session on Sunday, May 25, 2025, at 1:00 p.m. at the Rosen Plaza Hotel in Orlando 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  
W.: Demetrios C. Kirkiles  
R.: W.: John Paniccchia  
W.: Angel Sardina

**ABSENT:**

Brother Justin W. Franke, Vice Chairman EXCUSED

**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; R.: W.: Rudin J. Boatright, Grand Treasurer; 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.: Jeffrey S. Foster, P.G.M.; M.: W.: Robert J. Lambert, P.G.M.; R.: W.: Jack W. Hampton, Jr., W.: Grand Marshal; R.: W.: John E. Drewett, P.D.D.G.M.; W.: Grand Pursuivant; R.: W.: Dwight A. Wilson, P.D.D.G.M., W.: Junior Grand Deacon; R.: W.: Gary J. Gamache, P.D.D.G.M., W.: Grand Historian; R.: W.: Glen L. Garner, P.D.D.G.M.; R.: W.: Manuel Olmedo, P.D.D.G.M.; W.: M.: John H. Eaton; R.: W.: R. James Rocha, P.D.D.G.M.; R.: W.: Roberto Martinez, D.D.G.M., 8<sup>th</sup> Masonic District; R.: W.: James R. "Bobby" Kickliter, P.D.D.G.M.; W.: Evan R. Sobel, P.M.; R.: W.: Michael J. St-Laurent, D.D.G.M., 18<sup>th</sup> Masonic District; R.: W.: Ramon Voils, D.D.G.M., 25<sup>th</sup> Masonic District; R.: W.: Alexander Zambrano, D.D.G.M., 29<sup>th</sup> Masonic District; R.: W.: Julian Mackenzie, P.D.D.G.M.; and Mr. Dan Newland, Administrator of the Masonic Home of Florida.

**CALL TO ORDER:** M.: W.: Jorge L. Aladro, P.G.M., Chairman, called the meeting to order at 1:00 p.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. W.: Mark A. Davis 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.

R.: W.: John Paniccchia made a motion that the Minutes from the last regular Board of Trustees Meeting on April 26, 2025, be approved as printed and distributed. Second was made by R.: W.: Raymond M. Ali and the motion carried.

**ADMINISTRATOR'S BOARD REPORT:** The Administrator reported that at our last regular Board Meeting we had 78 residents in the Home. During the month of April, we had two admissions, one death, and no discharges bringing the total to 79. Of those, 26 are men and 53 are women.

**ADMISSIONS:**

R. O., Sponsored by Village Lodge No. 315, Assisted Living  
W.P., Private pay, Non-Masonic, Assisted Living

**ADMIT DATE:**

04/07/2025  
04/21/2025

**DECEASED:**

V.B., Sponsored by St. Petersburg, Lodge No. 139  
Date of Admission: 02/23/2018

**DECEASED DATE:**

07/07/2025

With two admissions, one loss by death, and no discharges the month of April ended with 38 Assisted Living and 41 Nursing Center for a total of 79 residents.

- 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 18<sup>th</sup> 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!

R.: W.: John Paniccia made a motion to approve the Administrator’s Report as written and presented. Second was made by R.: W.: R. Patrick Jacob and the motion carried.

**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.

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

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.

**SECURITY DEPARTMENT REPORT:** There were no reportable incidents for the month of April. There was one resident ID badge issued and eleven new employee ID badges issued.

**LEGAL ADVISOR'S REPORT:** The total funds received during the month of April from Estates and Wills was \$952,373.01, which brings the year-to-date total of funds received for the Masonic Home Endowment Fund, Inc., on behalf of Estates and Wills to \$952,373.01. During the month of April there were no funds received for Estates and Wills and deposited into the Masonic Home Building Fund.

W.: Demetrios C. Kirkiles made a motion to accept the Legal Advisor's Report as presented by W.: Demetrios Kirkiles on behalf R.: W.: Stephen R. Gladstone. R.: W.: Raymond M. Ali seconded the motion which carried.

**ADMISSIONS COMMITTEE REPORT:** There were no applications for Fraternal Care or Non-Resident Relief for review this month.

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

#### **OPERATIONS COMMITTEE REPORT:**

- A. **Census:** As of April 30<sup>th</sup>: 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 1<sup>st</sup>)
    - 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												
<b>ALF</b>													
Double Room - 2-people	2												
Double Room - 1-person	3												
Single Occupancy	30												
<b>SNF</b>													
Semi-private	37												
Private	2												
Extra Bed Fee	2												
<b>Total Residents</b>	79												
TOTAL ALF	38												
TOTAL SNF	41												
<b>TOTAL</b>	79												
% Fraternal Care	48.1%												
% Private Pay													
%Census	42.2%												

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

### BUDGET COMMITTEE REPORT:

M.: W.: Jorge L. Aladro, P.G.M., Chairman, reported that since the Budget has not yet been approved by the Craft there is no Budget to be presented.

**OLD BUSINESS:** M.: W.: Jorge L. Aladro gave the year end Board of Trustees report. We were not 100% of our goals for the year but are 90% completed. M.: W.: Aladro reminded everyone to share the Facebook posts for the Masonic Home.

**NEW BUSINESS:** None.

### GRAND MASTER'S COMMENTS:

M.: W.: Donald W. Cowart, Grand Master, thanked the Craft, the Board of Trustees, and Administrator of the Masonic Home. M.: W.: Cowart thanked the members of the Board of Trustees for their diligence and exploring various ways to progress forward. Thank you for giving the Residents a better way of life. Hopefully the new Board of Trustees will continue the forward progress. Good luck to the 2025-2026 Board of Trustees. The Grand Master also thanked the Administrator, Mr. Dan Newland, for his hard work.

**ANNOUNCEMENTS:** The next Board of Trustees Meeting will be held at the Masonic Home of Florida on June 21, 2025, at 10:00 a.m.

W.: Mark A. Davis gave the Benediction and the meeting was adjourned at 1:34 p.m.

Respectfully submitted,

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

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