

DRAFT

**LAKE SHORE HOSPITAL AUTHORITY
BOARD OF TRUSTEES
Minutes - Regular Meeting
February 8, 2021 5:15 p.m.**

This meeting was conducted as a public meeting and a CMT meeting.

Present: Brandon Beil, Chair
Dr. Mark Thompson, Vice-Chair
Stephen M. Douglas, Trustee
Lory Chancy – Secretary/Treasurer

Absent:

Also

Present: Dale Williams, Executive Director
Fred Koberlein, Attorney
Rick Naegler, LCMC
Noah Walker, LCMC
Daniel Sweat, City of Lake City
Sonja Markham, LSHA Staff
Cynthia Watson, LSHA Staff
Steve Nelson, LCMC
Marlin Feagle, Attorney
Barbara Lemley

6 participants participated in the LSHA Virtual CMT Regular Board Meeting.

CALL TO ORDER

Chairman Beil called the in person/CMT Regular Meeting to order at 5:15 pm.

AGENDA

Chairman Beil called for additions/deletions to the Agenda. There were none. Chairman Beil called for a Motion to approve the Agenda. **Motion** by Dr. Mark Thompson. **Second** by Mrs. Lory Chancy to approve adoption of the Agenda. All in favor. **Motion carried.**

INDIVIDUAL APPEARANCES

Public Comments by Mr. Rick Naegler, (In Person) Lake City Medical Center and Mrs. Barbara Lemley (In Person).

CONSENT AGENDA

Chairman Beil called for additions/deletions to the Consent Agenda. There were none. Chairman Beil called for a Motion to approve the Consent Agenda. **Motion** by Dr. Mark Thompson. **Second** by Mr. Stephen Douglas to approve adoption of the Consent Agenda. All in favor. **Motion carried.**

UNFINISHED BUSINESS

None.

NEW BUSINESS

Request to approve Lake Shore Hospital Authority Resolution No. 2021-002 A Resolution of the Board of Trustees of the Lake Shore Hospital Authority of Columbia County, Florida Ratifying the Chairman's Extension of the State of Emergency Arising from the COVID-19 Public Health Emergency.

Mr. Dale Williams asked the Board for approval of Lake Shore Hospital Authority Resolution No. 2021-002. **Motion** by Dr. Mark Thompson to approve Resolution No. 2021-002. **Second** by Mr. Stephen Douglas. All in favor. **Motion Carried.**

Approval of Proclamations covering the period of January 15, 2021 through February 11, 2021 issued by the LSHA Chair in accordance with Resolution No. 2020-004 (State of Emergency – COVID 19).

Mr. Dale Williams asked the Board for approval of Proclamations issued by the Chair. **Motion** by Dr. Mark Thompson to accept the Proclamations covering the period of January 15, 2021 through February 11, 2021 issued by the LSHA Chair in accordance with Resolution No. 2020-004 (State of Emergency – COVID 19). **Second** by Mr. Stephen Douglas. All in favor. **Motion carried.**

Marlin Feagle, Special Counsel to the Authority

a.) Mr. Feagle explains the documents on the Agenda for approval by Lake Shore Hospital Authority Board. Discussion.

Resolution No. 2021-003. A Resolution of the Board of Trustees of Lake Shore Hospital Authority of Columbia County Providing for Approval, Execution, and Delivery of the Quit Claim Deed Conveying the Real Property Described Herein and Conveying the Property to the City of Lake City, Florida, and Execution and Delivery of Related Documents Required by the Interlocal Agreement Between the Parties; and Providing for an Effective Date for this Resolution.

Mr. Dale Williams asked the Board for approval of Lake Shore Hospital Authority Resolution No. 2021-003. **Motion** by Dr. Mark Thompson to approve Resolution No. 2021-003. **Second** by Mrs. Lory Chancy. All in favor. **Motion Carried.**

b.) Acceptance of "Easement for Ingress and Egress" from the City of Lake City for various properties.

Motion by Dr. Mark Thompson to accept the "Easement for Ingress and Egress". **Second** by Mrs. Lory Chancy for discussion. Mrs. Lory Chancy asked Mr. Stephen Douglas had he reviewed the Easement. Mr. Douglas reviewed the Easement and had no issues. Discussion. Mr. Brandon Beil reminded the Board of the Motion and Second. All in favor. **Motion Carried.**

DRAFT

Page 3
Lake Shore Hospital Authority
February 8, 2021

Update and Discussion – Summary Lake Shore Hospital Facility Transition from CHS to LSHA
Mr. Dale Williams provided in the board packet a written update on the transition of the Lake Shore Hospital from CHS to LSHA.

Discussion and possible action – Request for Easement – FPL – Lake Shore Hospital.
Mr. Dale Williams explained the FPL Request for Easement. **Motion** by Dr. Mark Thompson to accept the FPL Easement as stated by Mr. Williams. **Second** by Mrs. Lory Chancy. All in favor. **Motion carried.**

Discussion and possible action – Certificate of Deposit Renewals – Request to obtain rate quotes.
Mr. Dale Williams explained to the Board the LSHA has CD's expiring in April and recommended getting telephonic rate quotes. Discussion. Mrs. Lory Chancy requested LSHA sends out a written request with a return receipt requested. Mr. Dale Williams responds this will be fine, but due to the timing of the CD's expiring, we need to receive the quotes electronically. **Motion** by Dr. Mark Thompson to approve the process of requiring Certificate of Deposits as described by Mrs. Chancy and approved by Executive Director, Dale Williams. **Second** by Mr. Stephen Douglas. All in favor. **Motion carried.**

STAFF REPORT

Staff report in the agenda packet.

BOARD MEMBER COMMENTS

Comments by Dr. Mark Thompson.

Chairman Beil called for a Motion to adjourn meeting.

Meeting adjourned.

Respectfully submitted,

Lory Chancy, Secretary/Treasurer

Date of Approval

LAKE SHORE HOSPITAL AUTHORITY RESOLUTION NO. 2021-002

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE
LAKE SHORE HOSPITAL AUTHORITY OF COLUMBIA
COUNTY, FLORIDA, RATIFYING THE CHAIRMAN'S
EXTENSION OF THE STATE OF EMERGENCY ARISING
FROM THE COVID-19 PUBLIC HEALTH EMERGENCY.**

WHEREAS, Novel Coronavirus Disease 2019 (COVID-19) is a severe acute respiratory illness that can spread among humans through respiratory transmission and presents with symptoms similar to those of influenza; and

WHEREAS, on March 1, 2020, the Governor issued Executive Order number 20-51 directing the Florida Department of Health to issue a Public Health Emergency; and

WHEREAS, on April 3, 2020, the Governor issued Executive Order 20-91 and Executive Order 20-92 directing all persons in Florida to limit their movements and personal interactions outside of their home only to those necessary to obtain or provide essential services or conduct essential activities; and

WHEREAS, on April 29, 2020, the Governor issued Executive Order 20-112 initiating "Phase 1: Safe. Smart. Step-by-Step. Plan for Florida's Recovery"; and

WHEREAS, on May 8, 2020, the Governor issued Executive Order 20-114 extending the statewide state of emergency until July 7, 2020; and

WHEREAS, on June 5, 2020, the Governor's Executive Order 20-139 initiated "Phase 2: Safe. Smart. Step-by-Step. Plan for Florida's Recovery" and extended the exceptions provided for in Executive Order 20-69, relating to local government meetings, until June 30, 2020; and

WHEREAS, on July 7, 2020, the Governor issued Executive Order 20-166 extending the statewide state of emergency, as well as those exceptions provided for in Executive Order 20-69, until September 5, 2020; and

WHEREAS, on July 29, 2020, the Governor issued Executive Order 20-179 amending order 20-69 creating statutory exceptions related to budget hearings and extending the statewide state of emergency until September 1, 2020; and

WHEREAS, on August 7, 2020, the Governor issued Executive Order 20-193 extending the statewide state of emergency, as well as those exceptions provided for in Executive Order 20-69, until October 1, 2020; and

WHEREAS, on September 4, 2020, the Governor issued Executive Order 20-213 extending the statewide state of emergency, as well as those exceptions provided for in Executive Order 20-52 on November 4, 2020; and

WHEREAS, on September 30, 2020, the Governor issued Executive Order 20-246 extending the statewide state of emergency, as well as those exceptions provided for in Executive Order 20-69; and

WHEREAS, on November 3, 2020, the Governor issued Executive Order 20-276 extending the statewide state of emergency until January 2, 2021; and

WHEREAS, on December 29, 2020, the Governor issued Executive Order 20-316 extending the statewide state of emergency until 12:01 a.m. on February 27, 2021; and

WHEREAS, the CDC continues to recommend community preparedness and everyday prevention measures be taken by all individuals and families in the United States; and

WHEREAS, pursuant to Lake Shore Hospital Authority Resolution 2020-004 the Chairman is authorized to extend the Board's state of emergency related to COVID-19, and the Chairman has issued his Proclamations extending the current state of emergency, copies of which is attached hereto as "Exhibit A, B, C, and D"; and

WHEREAS, the Board of Trustees, in order to protect the welfare and safety of the citizens of the county and their property, finds it necessary to ratify the Chairman's extension of the state of emergency proclaimed by the Chairman.

NOW, THEREFORE, BE IT RESOLVED BY THE LAKE SHORE HOSPITAL AUTHORITY, COLUMBIA COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are all true and accurate and are incorporated herein and made a part of this resolution.

Section 2. The Board of Trustees ratifies and extends the state of emergency declared pursuant to the Chairman's Proclamations as well the provisions included in Lake Shore Hospital Authority Resolution 2020-004.

Section 3. This resolution is effective immediately upon adoption.

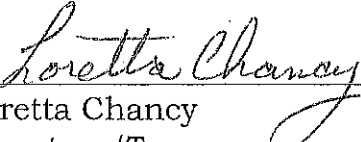
PASSED AND ADOPTED at a meeting of the Board of Trustees of the Lake Shore Hospital Authority of Columbia County, Florida this 8th day of February 2021.

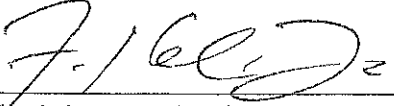
LAKE SHORE HOSPITAL AUTHORITY

By: 
Brandon Beil, Chairman

ATTEST:

APPROVED AS TO FORM AND LEGALITY:

By: 
Loretta Chancy
Secretary/Treasurer

By: 
Frederick L. Koberlein, Jr.,
Authority Attorney

Lake Shore Hospital Authority

PROCLAMATION

WHEREAS, COVID-19 continues to pose an imminent health hazard and an increased risk of infection to residents of the County and healthcare, first responders, and emergency medical service workers caring for patients with COVID-19; and

WHEREAS, COVID-19 is spread amongst the population by various means of exposure, including the propensity to spread person to person and the propensity to attach to surfaces thereby spreading from surface to person and causing increased infections to persons; and

WHEREAS, public health experts have consistently recommended avoiding close physical interaction between persons in order to slow the spread of COVID-19, and the Centers for Disease Control and Prevention ("CDC") updated and further restricted its distancing guidelines; and

WHEREAS, in April 16, 2020, the White House and the CDC released Guidelines for Opening Up America Again, a three-phased approach based on the advice of public health experts; and

WHEREAS, data collected by the State Department of Health indicates a flattening of the curve of COVID-19 reported cases, including a downward trajectory of hospital visits for influenza like illnesses and COVID-19 like syndromic cases, a decrease in percent-positive test results, and an increase in hospital capacity since March 1, 2020; and

WHEREAS, Lake Shore Hospital Authority Resolution 2020-004 extended the state of emergency and vested the authority to extend the state of emergency in the Chairman; and

WHEREAS, this Proclamation is issued to extend the state of emergency for seven (7) days effective the 15th day of January, 2021.

NOW, THEREFORE, I, Brandon Beil, Chairman of the Board of Trustees on behalf of the Lake Shore Hospital Authority, do hereby extend the State of Emergency due to the COVID-19 health concerns for an additional seven (7) days effective the 21st day of January, 2021.

LAKE SHORE HOSPITAL AUTHORITY



BRANDON BEIL, CHAIRMAN
LAKE SHORE HOSPITAL AUTHORITY

Lake Shore Hospital Authority

PROCLAMATION

WHEREAS, COVID-19 continues to pose an imminent health hazard and an increased risk of infection to residents of the County and healthcare, first responders, and emergency medical service workers caring for patients with COVID-19; and

WHEREAS, COVID-19 is spread amongst the population by various means of exposure, including the propensity to spread person to person and the propensity to attach to surfaces thereby spreading from surface to person and causing increased infections to persons; and

WHEREAS, public health experts have consistently recommended avoiding close physical interaction between persons in order to slow the spread of COVID-19, and the Centers for Disease Control and Prevention ("CDC") updated and further restricted its distancing guidelines; and

WHEREAS, in April 16, 2020, the White House and the CDC released Guidelines for Opening Up America Again, a three-phased approach based on the advice of public health experts; and

WHEREAS, data collected by the State Department of Health indicates a flattening of the curve of COVID-19 reported cases, including a downward trajectory of hospital visits for influenza like illnesses and COVID-19 like syndromic cases, a decrease in percent-positive test results, and an increase in hospital capacity since March 1, 2020; and

WHEREAS, Lake Shore Hospital Authority Resolution 2020-004 extended the state of emergency and vested the authority to extend the state of emergency in the Chairman; and

WHEREAS, this Proclamation is issued to extend the state of emergency for seven (7) days effective the 22nd day of January, 2021.

NOW, THEREFORE, I, Brandon Beil, Chairman of the Board of Trustees on behalf of the Lake Shore Hospital Authority, do hereby extend the State of Emergency due to the COVID-19 health concerns for an additional seven (7) days effective the 28th day of January, 2021.

LAKE SHORE HOSPITAL AUTHORITY



BRANDON BEIL, CHAIRMAN
LAKE SHORE HOSPITAL AUTHORITY

Lake Shore Hospital Authority

PROCLAMATION

WHEREAS, COVID-19 continues to pose an imminent health hazard and an increased risk of infection to residents of the County and healthcare, first responders, and emergency medical service workers caring for patients with COVID-19; and

WHEREAS, COVID-19 is spread amongst the population by various means of exposure, including the propensity to spread person to person and the propensity to attach to surfaces thereby spreading from surface to person and causing increased infections to persons; and

WHEREAS, public health experts have consistently recommended avoiding close physical interaction between persons in order to slow the spread of COVID-19, and the Centers for Disease Control and Prevention ("CDC") updated and further restricted its distancing guidelines; and

WHEREAS, in April 16, 2020, the White House and the CDC released Guidelines for Opening Up America Again, a three-phased approach based on the advice of public health experts; and

WHEREAS, data collected by the State Department of Health indicates a flattening of the curve of COVID-19 reported cases, including a downward trajectory of hospital visits for influenza like illnesses and COVID-19 like syndromic cases, a decrease in percent-positive test results, and an increase in hospital capacity since March 1, 2020; and

WHEREAS, Lake Shore Hospital Authority Resolution 2020-004 extended the state of emergency and vested the authority to extend the state of emergency in the Chairman; and

WHEREAS, this Proclamation is issued to extend the state of emergency for seven (7) days effective the 29th day of January, 2021.

NOW, THEREFORE, I, Brandon Beil, Chairman of the Board of Trustees on behalf of the Lake Shore Hospital Authority, do hereby extend the State of Emergency due to the COVID-19 health concerns for an additional seven (7) days effective the 4th day of February, 2021.

LAKE SHORE HOSPITAL AUTHORITY



BRANDON BEIL, CHAIRMAN
LAKE SHORE HOSPITAL AUTHORITY

Lake Shore Hospital Authority

PROCLAMATION

WHEREAS, COVID-19 continues to pose an imminent health hazard and an increased risk of infection to residents of the County and healthcare, first responders, and emergency medical service workers caring for patients with COVID-19; and

WHEREAS, COVID-19 is spread amongst the population by various means of exposure, including the propensity to spread person to person and the propensity to attach to surfaces thereby spreading from surface to person and causing increased infections to persons; and

WHEREAS, public health experts have consistently recommended avoiding close physical interaction between persons in order to slow the spread of COVID-19, and the Centers for Disease Control and Prevention ("CDC") updated and further restricted its distancing guidelines; and

WHEREAS, in April 16, 2020, the White House and the CDC released Guidelines for Opening Up America Again, a three-phased approach based on the advice of public health experts; and

WHEREAS, data collected by the State Department of Health indicates a flattening of the curve of COVID-19 reported cases, including a downward trajectory of hospital visits for influenza like illnesses and COVID-19 like syndromic cases, a decrease in percent-positive test results, and an increase in hospital capacity since March 1, 2020; and

WHEREAS, Lake Shore Hospital Authority Resolution 2020-004 extended the state of emergency and vested the authority to extend the state of emergency in the Chairman; and

WHEREAS, this Proclamation is issued to extend the state of emergency for seven (7) days effective the 5th day of February, 2021.

NOW, THEREFORE, I, Brandon Beil, Chairman of the Board of Trustees on behalf of the Lake Shore Hospital Authority, do hereby extend the State of Emergency due to the COVID-19 health concerns for an additional seven (7) days effective the 11th day of February, 2021.

LAKE SHORE HOSPITAL AUTHORITY



BRANDON BEIL, CHAIRMAN
LAKE SHORE HOSPITAL AUTHORITY

LAKE SHORE HOSPITAL AUTHORITY OF COLUMBIA COUNTY
RESOLUTION NO. 21- 003

A RESOLUTION OF THE BOARD OF TRUSTEES OF LAKE SHORE HOSPITAL AUTHORITY OF COLUMBIA COUNTY PROVIDING FOR APPROVAL, EXECUTION, AND DELIVERY OF THE QUIT CLAIM DEED CONVEYING THE REAL PROPERTY DESCRIBED HEREIN AND CONVEYING THE PROPERTY TO THE CITY OF LAKE CITY, FLORIDA AND EXECUTION AND DELIVERY OF RELATED DOCUMENTS REQUIRED BY THE INTERLOCAL AGREEMENT BETWEEN THE PARTIES; AND PROVIDING FOR AN EFFECTIVE DATE FOR THIS RESOLUTION.

WHEREAS, the Board of Trustees ("Board") of Lake Shore Hospital Authority of Columbia County, a body corporate and politic ("Lake Shore") has previously entered into an Interlocal Agreement between Lake Shore and the City of Lake City, Florida ("City") for the transfer of the Property described in Exhibit "A" (Quit Claim Deed) to the City upon the terms and conditions set forth in the said Interlocal Agreement; and

WHEREAS the transfer of the real Property requires certain documents to be executed and delivered by the authorized officers of the Board, and a Resolution authorizing the execution and delivery of said documents; and

WHEREAS Lake Shore is created and established as a body corporate and politic pursuant to laws of Florida Chapter 2005-315 effective June 10, 2005.

THEREFORE BE IT RESOLVED BY THE BOARD, that the Board Chairman Brandon Beil or his designee is hereby authorized, directed , and empowered for and in the name of Lake Shore to execute and delivery for and in the name of Lake Shore the Quit Claim Deed conveying the Property described in Exhibit "A" to the City.

BE IT FURTHER RESOLVED, that the Board Chairman Brandon Beil or his designee is hereby authorized, directed, and empowered to execute any and all instruments necessary to consummate the transfer of said real Property, including but not limited to affidavits, settlement statements, deeds of conveyance, and all instruments as they deem advantageous to Lake Shore and in accordance with the Interlocal Agreement to the City.

BE IT FURTHER RESOLVED the board secretary Loretta Chancy is authorized and directed to sign and attest all instruments necessary to be executed by the secretary to transfer the Property to the City.

This Resolution shall be effective upon its Adoption by the Board.

Dated this 8th day of February, 2021.

**APPROVED AND ADOPTED BY THE LAKE SHORE HOSPITAL AUTHORITY OF
COLUMBIA COUNTY BOARD OF TRUSTEES**

By Brandon Beil
Lake Shore Board Chair Brandon Beil
Date 02/08/2021

Attest

Loretta Chancy
Loretta Chancy, Secretary

PREPARED BY AND RETURN TO:

T. Bentley
Bankers Title of the Nature Coast, Inc.
P. O. Box 1260
Old Town, FL 32680

File Number: 11110

Quit Claim Deed

This Indenture made this 8th day of February, 2021 A.D By **Lake Shore Hospital Authority of Columbia County, Florida**, a Florida corporation and having its principal place of business at 259 Northeast Franklin Street, Lake City, FL 32055, hereinafter called the grantor(s), to the **City of Lake City, Florida**, whose post office address is: 205 North Marion Avenue, Lake City, FL 32055, hereinafter called the grantee(s):

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in Columbia County, Florida, viz:

PARCEL 1:

The South 107 feet of Block 81 in in the Northern Division of the City of Lake City, Florida, as filed in Plat Book 2, Page 71, Public Records of Columbia County, Florida, LESS and EXCEPT road rights of way.

ALSO, LESS AND EXCEPT any portion thereof lying within lands being described in Parcel 2 herein.

PARCEL 2:

Commence at the Northeast corner of Lot or Block 81 in the Northern Division of the City of Lake City, and run thence South 60 feet along the West line of Hernando Street for a Point of Beginning; run thence West 105 feet; thence South 50 feet; thence East 105 feet to West Line of Hernando Street; thence North 50 feet along the West Line of Hernando Street to Point of Beginning. Situate in Block 81 of the Northern Division of the City of Lake City, as filed in Plat Book 2, Page 71, Public Records of Columbia County; AND

Begin at the Northeast corner of Lot or Block No. 81 in the Northern Division of the City of Lake City, Florida, and run thence South along the West boundary line of Hernando Street a distance of 60 feet to a point; thence run West and parallel to the North line of said Block 81, a distance of 105 feet to a Point; thence run North and parallel to the West line of Hernando Street a distance of 60 feet to the South boundary line of Leon Street; thence East along the said South boundary line of Leon Street a distance of 105 feet to the Point of Beginning; all according to the present Map or Plat of said City of Lake City, Florida, as recorded in Plat Book 2, Page 71 in the public records of Columbia County, Florida.

PARCEL 3:

PREPARED BY AND RETURN TO:
T. Bentley
Bankers Title of the Nature Coast, Inc.
P. O. Box 1260
Old Town, FL 32680

File Number: 11110

Begin at the Northeast corner of the West Half of Lot or Block 81, Northern Division of the City of Lake City, Florida, as per plat recorded in Plat Book 2, Page 71, of the public records of Columbia County, Florida, and run thence South along the East line of the West Half of said Lot or Block 81, a distance of 102 feet; thence West 98.03 feet to the East edge of a concrete sidewalk, said sidewalk being on the East side of Marion Street; thence North along the East edge of said sidewalk a distance of 102 feet to the South line of Leon Street; thence East 97.87 feet to Point of Beginning.

PARCEL 4:

The Northerly 80 feet of Block 82 of Northern Division of the City of Lake City, Florida, as per plat recorded in Plat Book 2, Page 71, of the public records of Columbia County, Florida.

PARCEL 5:

Begin at the Northwest corner of Lot or Block No. 84 in the Northern Division of the City of Lake City, Florida, as filed in Plat Book 2, Page 71, Public Records of Columbia County, Florida, and run thence East along the Northern boundary line of said Lot or Block 84, a distance of 105 feet; thence South a distance of 70 feet; thence West a distance of 105 feet to the East line of North Hernando Street; thence North along the East line of said North Hernando Street a distance of 70 feet to the Point of Beginning.

PARCEL 6:

The middle one-third of the W ½ of the Lot or Block No. 84, in the Northern Division of the City of Lake City, Florida, as filed in Plat Book 2, Page 71, Public Records of Columbia County, Florida, being a tract of land 70 feet North and South by 105 feet East and West.

PARCEL 7:

A parcel of land 70 feet, more or less, North and South by 105 feet, more or less, East and West, located in the Northeast corner of Lot or Block 84, Northern Division of the City of Lake City, Florida, as filed in Plat Book 2, Page 71, Public Records of Columbia County, Florida, cornering at the junction of Calhoun Street and Leon Street (formerly designated as Jefferson Street) and in accordance with the current official map of the said City of Lake City, as of 1945.

PARCEL 8:

North ½ of Block 85, Northern Division of the City of Lake City, Florida, as filed in Plat Book 2, Page 71, Public Records of Columbia County, Florida.

PARCEL 9:

PREPARED BY AND RETURN TO:
T. Bentley
Bankers Title of the Nature Coast, Inc.
P. O. Box 1260
Old Town, FL 32680

File Number: 11110

Begin at the intersection of the North line of East Leon Street and the East line of North Hernando Street and run thence East along the North line of said East Leon Street 100 feet; thence North parallel with the East line of said North Hernando Street 70 feet; thence West parallel with the South line of East Leon Street 100 feet; thence South along the East right-of-way line of said North Hernando Street 70 feet to the POINT OF BEGINNING, situate in Block No. 85 of the Northern Division of the City of Lake City, Florida, as filed in Plat Book 2, Page 71, Public Records of Columbia County, Florida, in SE 1/4 of NW 1/4 of Section 29, Township 3 South, Range 17 East, Columbia County, Florida.

PARCEL 10:

Begin at the intersection of Calhoun and Leon Streets and run North along the West side of Calhoun Street 105 feet; thence West 51 feet; thence South 105 feet; thence East 51 feet to the Point of Beginning. All lying and being in Block 85, Northern Division of the City of Lake City, Florida, as filed in Plat Book 2, Page 71, Public Records of Columbia County, Florida.

PARCEL 11:

Begin one hundred (100) feet East of the Intersection of Hernando and Leon Streets in the Northern Division of the City of Lake City, Florida, as filed in Plat Book 2, Page 71, Public Records of Columbia County, Florida, and run thence East along the North side of Leon Street, fifty-six (56) feet, thence North one hundred and five (105) feet, thence West fifty-six (56) feet, thence South one hundred and five (105) feet to the Point of Beginning. Lying and being in Section 29, Township 3 South, Range 17 East, and being a part of Block 85 of the City of Lake City, Florida.

PARCEL 12:

Begin on the East side of Hernando Street 70 feet North of the intersection of Leon and Hernando Streets, and run North 35 feet; East 100 feet; South 35 feet; West 100 feet to the POINT OF BEGINNING, in Block 85, in the Northern Division of the City of Lake City, Florida, as filed in Plat Book 2, Page 71, Public Records of Columbia County, Florida.

Parcel Account Nos. R12016-000, R12017-000, R12018-000, R12019-000, R12027-000, R12028-000, R12029-000, R12032-000, R12033-000, R12034-000, R12035-000 and R12037-000

This deed is granted in accordance with and subject to the terms and conditions of that Interlocal Agreement between Grantor Lake Shore Hospital Authority of Columbia County and Grantee the City of Lake City, Florida, dated February 3, 2020 and filed November 4, 2020 in Official Records Book 1423, pages 1187 through 1199, public records of Columbia County, Florida.

REVERTER: The property described in this deed from Grantor to Grantee is with the condition that it shall be used solely and exclusively for governmental public purposes. If Grantee fails to substantially complete construction of new local government buildings including but not limited to a new city hall and collateral uses on

PREPARED BY AND RETURN TO:
T. Bentley
Bankers Title of the Nature Coast, Inc.
P. O. Box 1260
Old Town, FL 32680

File Number: 11110

the property designated for that purpose within 4 years from the date of this deed; or if the property ceases to be used for such public purposes, then, and in such event title to the property shall be terminated and forfeited and revert to Grantor or its successor(s) in interest.


Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

In Witness Whereof, the grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Lake Shore Hospital Authority of Columbia County,
Florida, a Florida corporation



Witness Signature
Witness Printed Name STEPHEN M. DOUGLAS



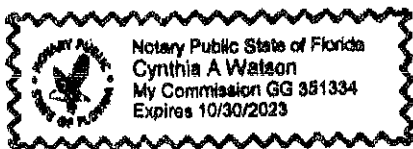
By: Brandon M. Beil (Seal)
Its: Chairman




Witness Signature
Witness Printed Name Sonja Markham

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me by means of Physical Presence or Online Notorization this 8th day of February, 2021, by Brandon Beil as Chairman of Lake Shore Hospital Authority of Columbia County, Florida, a Florida corporation, who is/are personally known to me or who has produced _____ as identification.





Notary Public
Print Name: Cynthia A Watson
My Commission Expires: 10/30/2023

STATE OF Florida)
)
COUNTY OF Columbia)

NON-FOREIGN AFFIDAVIT

The undersigned, as of Lake Shore Hospital Authority of Columbia County, Florida, a Florida corporation (Owner), being first duly sworn, states under penalties of perjury as provided under Internal Revenue Code Section 1445(b)(2):

1. That Owner is the transferor of all of that certain property located in 12 commercial parcels, Lake City, Florida 32056, as more particularly described on EXHIBIT A attached hereto and made a part hereof for all purposes;
2. That Owner's United States taxpayer identification number is 59-6001401; and
3. That Owner is not a foreign Corporation as that term is defined in Section 1445(f)(3) of the Internal Revenue Code.

This affidavit is given for the purpose of establishing and documenting the nonforeign affidavit exemption to the withholding requirement of Section 1445 of the Internal Revenue Code.

Lake Shore Hospital Authority of Columbia County,
Florida, a Florida corporation

Brandon Beil (L.S.)
By:

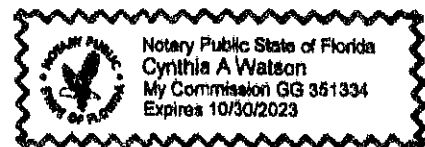
State of Florida
County of Columbia

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and County aforesaid, to take acknowledgments, personally appeared Brandon Beil of Lake Shore Hospital Authority of Columbia County, Florida, who is/are personally known to me or who has produced _____ as identification and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 8th day of Feb, 2021.

Cynthia A. Watson
NOTARY PUBLIC

My Commission Expires: 10/30/2023



File Number: 11110
Folio Number: multiple - 12 parcels

CORPORATE OWNER/SELLER AFFIDAVIT

State of Florida
County of Columbia

The undersigned, , ("hereinafter Affiant) being first duly sworn, deposes and says that Affiant has personal knowledge of the following facts:

1. I am Chairman of Lake Shore Hospital Authority of Columbia County, Florida, a Florida corporation hereinafter referred to as "Entity".
2. That Entity is not a foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and the Income Tax Regulations under the Internal Revenue Code).
3. That Entity's U.S. Employer Identification Number is: 59-6001401
4. That Entity's Office Address is: P. O. Box 988, Lake City, Florida 32056.
5. That Entity owns the property described as follows:

PARCEL 1:

The South 107 feet of Block 81 in in the Northern Division of the City of Lake City, Florida, as filed in Plat Book 2, Page 71, Public Records of Columbia County, Florida, LESS and EXCEPT road rights of way.

ALSO, LESS AND EXCEPT any portion thereof lying within lands being described in Parcel 2 herein.

PARCEL 2:

Commence at the Northeast corner of Lot or Block 81 in the Northern Division of the City of Lake City, and run thence South 60 feet along the West line of Hernando Street for a Point of Beginning; run thence West 105 feet; thence South 50 feet; thence East 105 feet to West Line of Hernando Street; thence North 50 feet along the West Line of Hernando Street to Point of Beginning. Situate in Block 81 of the Northern Division of the City of Lake City, as filed in Plat Book 2, Page 71, Public Records of Columbia County; AND

Begin at the Northeast corner of Lot or Block No. 81 in the Northern Division of the City of Lake City, Florida, and run thence South along the West boundary line of Hernando Street a distance of 60 feet to a point; thence run West and parallel to the North line of said Block 81, a distance of 105 feet to a Point; thence run North and parallel to the West line of Hernando Street a distance of 60 feet to the South boundary line of Leon Street; thence East along the said South boundary line of Leon Street a distance of 105 feet to the Point of Beginning; all according to the present Map or Plat of said City of Lake City, Florida, as recorded in Plat Book 2, Page 71 in the public records of Columbia County, Florida.

PARCEL 3:

Begin at the Northeast corner of the West Half of Lot or Block 81, Northern Division of the City of Lake City, Florida, as per plat recorded in Plat Book 2, Page 71, of the public records of Columbia County, Florida, and run thence South along the East line of the West Half of said Lot or Block 81, a distance of 102 feet; thence West 98.03 feet to the East edge of a concrete sidewalk, said sidewalk being on the East side of Marion Street; thence North along the East edge of said sidewalk a distance of 102 feet to the South line of Leon Street; thence East 97.87 feet to Point of Beginning.

PARCEL 4:

The Northerly 80 feet of Block 82 of Northern Division of the City of Lake City, Florida, as per plat recorded in Plat Book 2, Page 71, of the public records of Columbia County, Florida.

PARCEL 5:

Begin at the Northwest corner of Lot or Block No. 84 in the Northern Division of the City of Lake City, Florida, as filed in Plat Book 2, Page 71, Public Records of Columbia County, Florida, and run thence East along the Northern boundary line of said Lot or Block 84, a distance of 105 feet; thence South a distance of 70 feet; thence West a distance of 105 feet to the East line of North Hernando Street; thence North along the East line of said North Hernando Street a distance of 70 feet to the Point of Beginning.

PARCEL 6:

The middle one-third of the W ½ of the Lot or Block No. 84, in the Northern Division of the City of Lake City, Florida, as filed in Plat Book 2, Page 71, Public Records of Columbia County, Florida, being a tract of land 70 feet North and South by 105 feet East and West.

PARCEL 7:

A parcel of land 70 feet, more or less, North and South by 105 feet, more or less, East and West, located in the Northeast corner of Lot or Block 84, Northern Division of the City of Lake City, Florida, as filed in Plat Book 2, Page 71, Public Records of Columbia County, Florida, cornering at the junction of Calhoun Street and Leon Street (formerly designated as Jefferson Street) and in accordance with the current official map of the said City of Lake City, as of 1945.

PARCEL 8:

North ½ of Block 85, Northern Division of the City of Lake City, Florida, as filed in Plat Book 2, Page 71, Public Records of Columbia County, Florida.

PARCEL 9:

Begin at the intersection of the North line of East Leon Street and the East line of North Hernando Street and run thence East along the North line of said East Leon Street 100 feet; thence North parallel with the East

line of said North Hernando Street 70 feet; thence West parallel with the South line of East Leon Street 100 feet; thence South along the East right-of-way line of said North Hernando Street 70 feet to the POINT OF BEGINNING, situate in Block No. 85 of the Northern Division of the City of Lake City, Florida, as filed in Plat Book 2, Page 71, Public Records of Columbia County, Florida, in SE 1/4 of NW 1/4 of Section 29, Township 3 South, Range 17 East, Columbia County, Florida.

PARCEL 10:

Begin at the intersection of Calhoun and Leon Streets and run North along the West side of Calhoun Street 105 feet; thence West 51 feet; thence South 105 feet; thence East 51 feet to the Point of Beginning. All lying and being in Block 85, Northern Division of the City of Lake City, Florida, as filed in Plat Book 2, Page 71, Public Records of Columbia County, Florida.

PARCEL 11:

Begin one hundred (100) feet East of the Intersection of Hernando and Leon Streets in the Northern Division of the City of Lake City, Florida, as filed in Plat Book 2, Page 71, Public Records of Columbia County, Florida, and run thence East along the North side of Leon Street, fifty-six (56) feet, thence North one hundred and five (105) feet, thence West fifty-six (56) feet, thence South one hundred and five (105) feet to the Point of Beginning. Lying and being in Section 29, Township 3 South, Range 17 East, and being a part of Block 85 of the City of Lake City, Florida.

PARCEL 12:

Begin on the East side of Hernando Street 70 feet North of the intersection of Leon and Hernando Streets, and run North 35 feet; East 100 feet; South 35 feet; West 100 feet to the POINT OF BEGINNING, in Block 85, in the Northern Division of the City of Lake City, Florida, as filed in Plat Book 2, Page 71, Public Records of Columbia County, Florida.

And its possession thereof has been peaceable and undisturbed and the title to said property has never been disputed or questioned to our knowledge, nor do we know of any facts by reason of which the title to, or possession of said property might be disputed or questioned, or by reason of which any claim to any said property might be asserted adversely to me.

6. There are no tenancies, leases or occupants.
7. No proceeding in any bankruptcy or receivership have ever been instituted by or against Entity, and we have never made an assignment for the benefit of creditors.
8. I know of no action or proceedings relating to said property which is now pending in any State or Federal Court in the United States, nor do we know of any State or Federal Judgment or any Federal Lien of any kind or nature whatsoever, which now constitutes or could constitute a lien or charge upon the subject property.
9. There are no judgments against us unpaid or unsatisfied of record, IRS liens and/or State Revenue Liens in any court of this State or of the United States and said property, as far as we know is free from all leases, mortgages and other liens and encumbrances except as disclosed in Commitment No. 11110 issued through First American Title

Insurance Company.

10. There are no loans of any kin on said property except the following:

NONE

11. There are no unpaid bills or claims for labor or services performed or material furnished or delivered during the last twelve months for alterations, repair work, or new construction on said property which have not been paid for in full except those as shown on the closing statement of this transaction.

12. There is no contract for the making of repairs or improvements on said property.

13. There is no outstanding unrecorded contract for sale of subject property to any person or persons or corporations whatsoever, other than that certain contract to City of Lake City, Florida nor are there any chattel mortgages, security agreements, financing statements nor any other conveyance affecting the title to the property described herein except as disclosed in Commitment Number 11110, issued through First American Title Insurance Company.

14. There are no unpaid real estate taxes and/or tangible taxes due on subject property except as disclosed in Commitment Number 11110, issued through First American Title Insurance Company.

15. That there are no matters pending against Entity that could give rise to a lien that would attach to the property between the disbursing of the funds and the recording of the interest to be insured, and that the affiant has not and will not execute any instrument that would adversely affect the title or interest to be insured.

This affidavit is made and given to induce Bankers Title of the Nature Coast, Inc. to issue a policy of title insurance.

Lake Shore Hospital Authority of Columbia County,
Florida, a Florida corporation

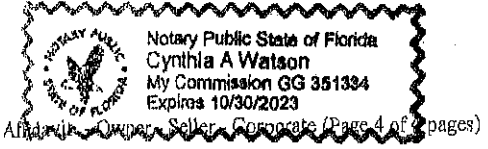
Brandon Beil
By: _____

State of Florida
County of Columbia

The foregoing instrument was sworn to and subscribed before me this 8th day of February, 2021, by Brandon Beil as Chairman of Lake Shore Hospital Authority of Columbia County, Florida, a Florida corporation, who is personally known to me or who produced _____ as identification and who did take an oath.

Cynthia A. Watson
Notary Public
Cynthia A. Watson
Notary Printed or Typed Name

My Commission Expires: 10-30-2023



Work Request No. 8572468

Sec. 29, Twp 3S S, Rge 17 E

Parcel I.D. 11789
(Maintained by County Appraiser)

UNDERGROUND EASEMENT (BUSINESS)

This Instrument Prepared By

Name: wlgiebelg
Co. Name: fpj
Address: 2618 ne bascom norris dr
lake city fl 32055

The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its affiliates, licensees, agents, successors, and assigns ("FPL"), a non-exclusive easement forever for the construction, operation and maintenance of underground electric utility facilities (including cables, conduits, appurtenant equipment, and appurtenant above-ground equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage as well as the size of, and remove such facilities or any of them within an easement described as follows:

Reserved for Circuit Court

See Exhibit "A" ("Easement Area")

Together with the right to permit any other person, firm, or corporation to attach or place wires to or within any facilities hereunder and lay cable and conduit within the Easement Area and to operate the same for communications purposes; the right of ingress and egress to the Easement Area at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area; the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Area, which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the Easement Area, over, along, under and across the roads, streets or highways adjoining or through said Easement Area.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on February 8, 2021.

Signed, sealed and delivered in the presence of:

[Signature]
(Witness' Signature)

Print Name: STEPHEN M. DOUBAS
(Witness)

[Signature]
(Witness' Signature)

Print Name: Sonja Markham
(Witness)

LAKE SHORE HOSPITAL AUTHORITY

By: [Signature]

Print Name: BRANDON M. BEIL

Print Address: 259 NE FRANKLIN ST.

LAKE CITY, FL 32055

STATE OF Florida AND COUNTY OF Columbia

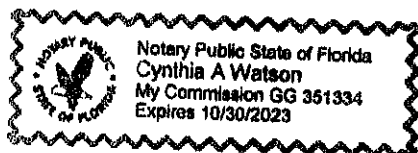
The foregoing instrument was acknowledged before me by means of physical presence or [] online notarization,

this 8th day of February, 2021, by Brandon Beil

and _____ who is (are) personally known to me or has (have)

produced _____ as identification.

[Notary Seal]



[Signature]
Notary Public, Signature

Print Name: Cynthia A Watson

Financial Assistance Counselor

Title or Rank

GG 351334

Serial Number, if any

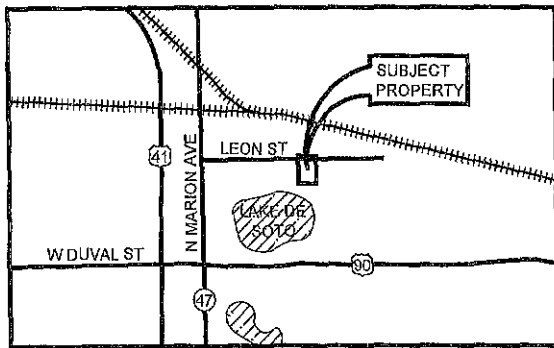
"EXHIBIT A" SKETCH & DESCRIPTION FOR: FLORIDA POWER & LIGHT CO.

DESCRIPTION:

A 15.00 FOOT WIDE PARCEL OF LAND LYING WITHIN A PORTION OF LOT 75, BLOCK "E" OF NAT ADAMS SUBDIVISION OF BLOCK E OF THE NORTHERN DIVISION OF THE CITY OF LAKE CITY, AS RECORDED IN PLAT BOOK 2, PAGE 37, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 75, BLOCK "E"; THENCE NORTH 80°48'20" EAST ALONG THE SOUTH LINE OF SAID LOT 75, A DISTANCE OF 101.23 FEET TO THE POINT OF BEGINNING; THENCE NORTH 11°33'15" WEST, A DISTANCE OF 96.78 FEET, THENCE NORTH 12°36'07" WEST, A DISTANCE OF 113.50 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LEON STREET; THENCE NORTH 80°48'20" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 15.30 FEET; THENCE SOUTH 12°36'07" EAST, DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 112.75 FEET; THENCE SOUTH 11°33'15" EAST, A DISTANCE OF 97.54 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF FRANKLIN STREET; THENCE SOUTH 80°48'20" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 15.01 FEET, TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN COLUMBIA COUNTY, FLORIDA, CONTAINING 3154 SQUARE FEET MORE OR LESS.



LOCATION MAP (N.T.S.)

LEGEND:

- F..... FIELD
- O.R.B. OFFICIAL RECORD BOOK
- P..... PLAT
- P.B. PLAT BOOK
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.P. POWER POLE
- R/W RIGHT-OF-WAY
- C.C.R. COLUMBIA COUNTY RECORDS

NOTES:

1. THIS IS NOT A MAP OF BOUNDARY SURVEY, BUT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
2. NO MONUMENTATION WAS SET DURING THE PREPARATION OF THIS INSTRUMENT.
3. THE UNDERSIGNED & DJS SURVEYORS, INC., MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY AND/OR EASEMENTS RECORD.
4. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DONALD J. SULLIVAN ON 1/12/2021.
5. WR # 8572468.

REVISIONS	DATE	BY	CHKD	F.B./PG.

DJS SURVEYORS, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
20283 STATE ROAD 7, SUITE 217
BOCA RATON, FL 33498
PH. 561.883.0470, FX. 561.883.0480
CERTIFICATE OF AUTHORIZATION NO. LB 7870
www.djssurveyors.com

NOT VALID WITHOUT THE SIGNATURE AND STAMPED SEAL OF THE SURVEYOR

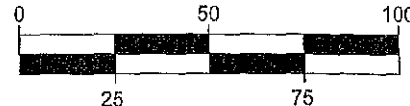
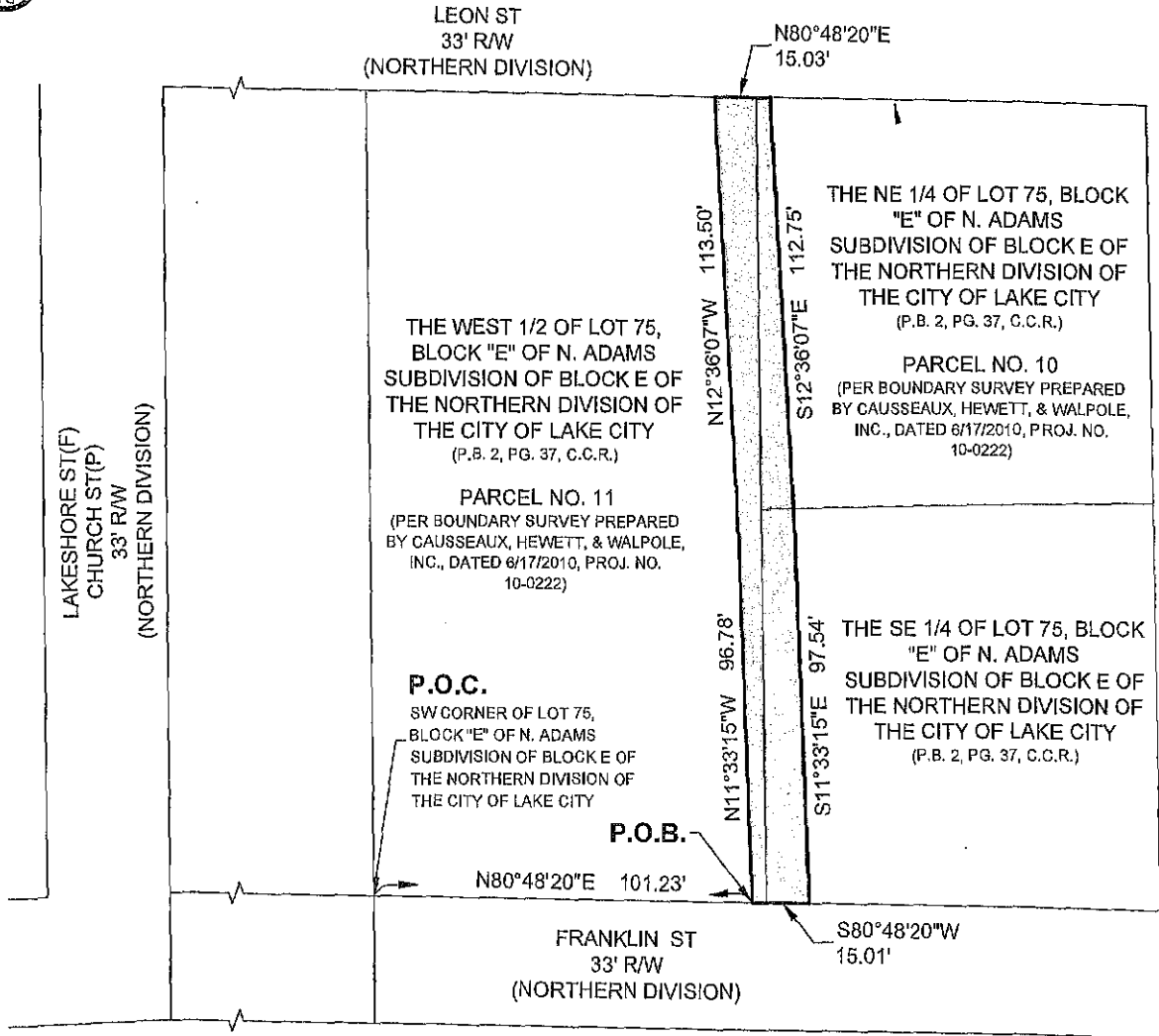
DONALD J. SULLIVAN STATE OF FLORIDA REGISTERED PROFESSIONAL SURVEYOR AND MAPPING ENGINEER
LICENSE NO. 8422
DATE: 1/12/2021

JOB No: **20-781**

FB/PG: ELEC	1/2
DRAWN BY: S.M.	
CKD. BY: D.J.S.	
SCALE: N/A	

SHEET No:

"EXHIBIT A"
SKETCH & DESCRIPTION
FOR: FLORIDA POWER & LIGHT CO.



SCALE: 1"=50'

REVISIONS	DATE	BY	CHKD	F.B./PG.



DJS SURVEYORS, INC.
 PROFESSIONAL SURVEYORS AND MAPPERS
 20283 STATE ROAD 7, SUITE 217
 BOCA RATON, FL 33498
 PH. 561.883.0470, FX. 561.883.0480
 CERTIFICATE OF AUTHORIZATION NO. LB 7870
 www.djssurveyors.com

JOB No: **20-781**

FB/PG: ELEC
DRAWN BY: S.M.
CKD. BY: D.J.S.
SCALE: 1"=50'

SHEET No:
2/2

DRAFT

**LAKE SHORE HOSPITAL AUTHORITY
BOARD OF TRUSTEES
Minutes - Special Meeting
February 17, 2021 5:15 p.m.**

This meeting was conducted as a public meeting and a CMT meeting.

Present: Brandon Beil, Chair
Dr. Mark Thompson, Vice-Chair
Stephen M. Douglas, Trustee
Lory Chancy – Secretary/Treasurer

Absent:

Also

Present: Dale Williams, Executive Director
Fred Koberlein, Attorney
Richard Powell, Accountant
Dendy Herndon, LSHA Staff
Ravindra Kolaventy, MD
Ganesh Arora, PhD, MD
Tony Britt, LCR
Stew Lilker
Sandra Buck Camp
Sonja Markham, LSHA Staff
Cynthia Watson, LSHA Staff
Angie Altman, LSHA Staff
Brian Stalvey, LSHA Staff
Kameswari Kolaventy
Dr. Hersell O. Lindo, MD
Barbara Lemley
Vanessa George
Sylvester Warren

2 participants participated in the LSHA Virtual CMT Regular Board Meeting.

CALL TO ORDER

Chairman Beil called the in person/CMT Regular Meeting to order at 5:15 pm.

AGENDA

Chairman Beil called for additions/deletions to the Agenda. There were none. Chairman Beil called for a Motion to approve the Agenda. **Motion** by Dr. Mark Thompson. **Second** by Mr. Stephen Douglas to approve adoption of the Agenda. All in favor. **Motion carried.**

NEW BUSINESS

Discussion, and possible action, on a proposal from Panacea Health Systems to operate all or part of Lake Shore Hospital

Dr. Kolaventy and Dr. Ganesh Arora with Panacea Health Systems presented a power point presentation. (attached)

BOARD MEMBER COMMENTS

There were questions and discussion.

DRAFT

Page 2
Lake Shore Hospital Authority
February 17, 2021

INDIVIDUAL APPEARANCES

Public Comments by Mrs. Barbara Lemley, (In Person), Mr. Sylvester Warren, (In Person)
And Mr. Stew Lilker, (In Person).

Chairman Beil called for a Motion to adjourn meeting. **Motion** by Dr. Mark Thompson to
adjourn the meeting. **Second** by Mrs. Lory Chancy. All in favor. **Motion carried.**

Meeting adjourned.

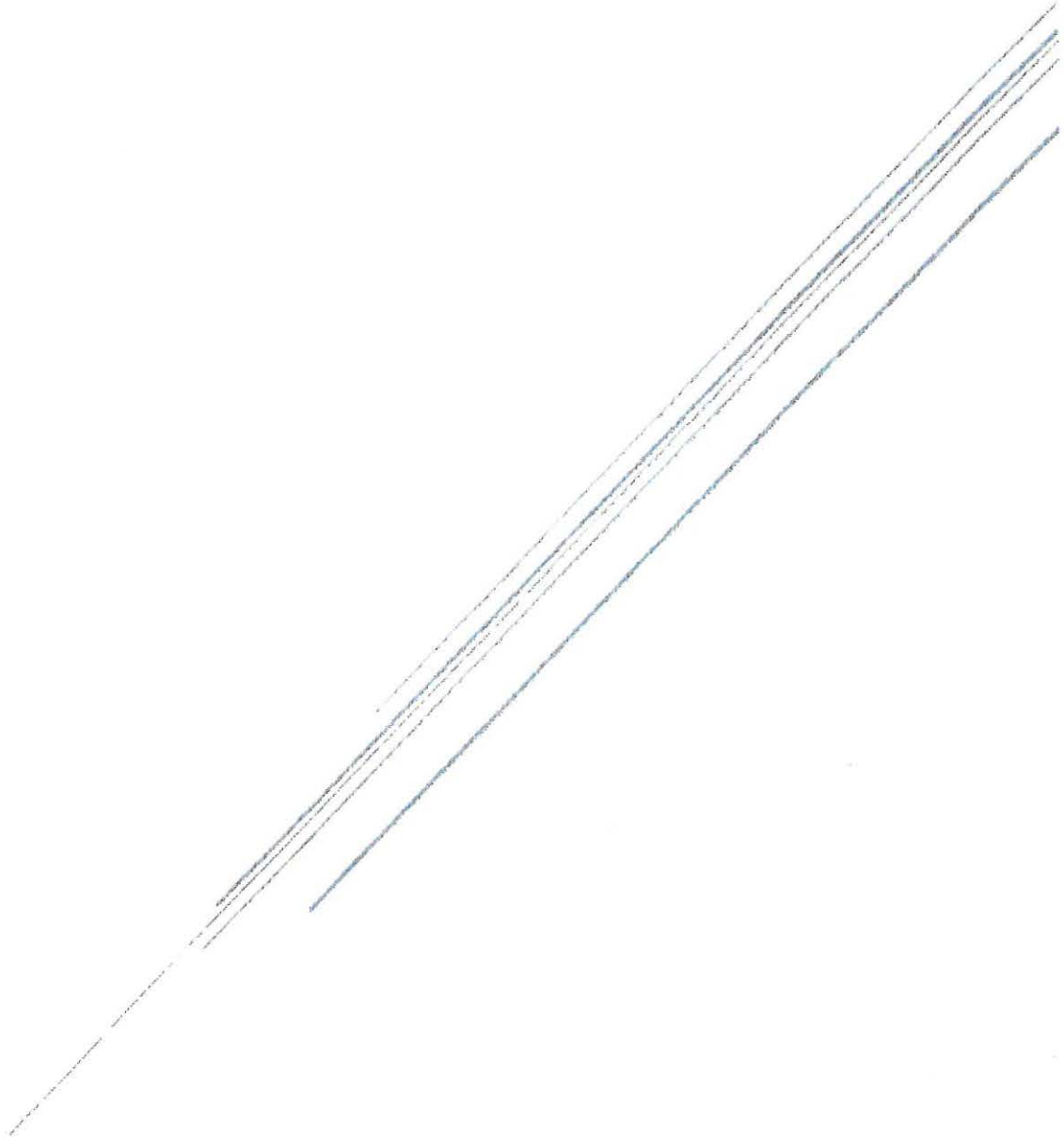
Respectfully submitted,

Lory Chancy, Secretary/Treasurer

Date of Approval

PANACEA HEALTH SYSTEMS

"Exceptional care. Every patient. Every Day."



6600 SW Hwy 200, Suite 300

Office: 352.237.4116

email: heartofflorida@gmail.com

Ocala, FL 34476

Cell: 352.362.9142

Fax: 352. 237.1785

Panacea Health Systems

"Exceptional care. Every patient. Every Day."

28 DECEMBER 2020

**Ravindra
Kolaventy, MD**
Medical Director

**Kameswari
Kolaventy**
President

**Ganesh Arora,
PhD, MD.**
*Vice President
Imaging & PR*

**Ashwin
Kolaventy**
*Vice President
CFO*

**Rajarshi
Kolaventy**
*Vice President &
Director of
Operations*

Lake Shore Hospital Authority-Request for additional information

PANACEA HEALTH SYSTEMS: ORGANIZATION AND KEY PARTICIPANTS

Panacea Health system is an organized well-structured organization where medical, operational and administrative teams work coherently on a daily basis.

Ravindra Kolaventy, M.D.: Founder and Medical Director of Panacea Health system and practices interventional cardiologist for last 25 years. Successful real estate developer and entrepreneur. He will oversee establishing the Walk-in Medical clinic, recruit and manage primary care and Specialty doctors and mid-level providers. Develop cardiology services including a outpatient cardiac catheterization and angiography laboratory. Oversee the development of specialties services,

Ganesh Arora, Ph.D., M.D: He is board certified Medical Physicist in Radiation Oncology Physics and has worked with all local physicians in Lake City from 2003-2010. Has over 20 years of experience in developing and operating his Radiation Oncology, Radiology, Medical Oncology, and Primary care practices. Dr. Arora will be responsible for developing and restarting various phases of the hospital in stages such as Walk-in Medical Clinics, Radiology program, Clinical laboratory, and ambulatory surgery center. He will be responsible for hiring all medical providers and marketing hospital services to local providers and community.

Hersell O. Lindo, M.D.: Dr. Lindo, MD, is an Obstetrics/Gynecology specialist in Ocala, Florida. He attended and graduated from medical school in 1975, having over 45 years of diverse experience, especially in Obstetrics/Gynecology. He is affiliated with many, hospitals including Advent Health, Ocala, Florida. He will develop a outpatient Obstetrics-Gynecology practice, Develop a birthing center and work on bringing back full service to Lake City. He will be the Medical Director for Lakeshore Medical Center.

Kameshwari Kolaventy: Chief Financial Officer, Central Florida Heart Group P.A with over 25 years of experience in managing medical practices, with expertise in billing and collections. Established and started a very successful out-patient Cardiac Catheterization laboratory. Minority Woman Entrepreneur engaged in engaged in the real estate development and management of commercial properties.

Dr. Kotayya E. Kondaveeti MD., is a Gastroenterologist, presently working as the Vice-President for UPMC, Pittsburgh, PA. He has over 50 years of experience and has done around GI 100,000 procedures. His vast medical and business experience is an asset to the Company.

MANAGEMENT AND DEVELOPMENT PLAN

Panacea Health Systems vision is to develop this in phases.

Phase 1: Within 6 months to one year

The existing emergency room will be operated for 12 hours a day as a Walk-in/Urgent Care medical center to provide for 80 to 90% of all routine and urgent medical needs of the community.

Hours of operation will be for 12 hours (8:00 AM to 8:00 PM). It will start as a 4 day a week facility (Thursday to Sunday: Studies indicate most use of walk-in and urgent care facilities are most visited during these days of the week). This will allow us to get specialists from nearby areas to provide services without giving away their time in their current practices. We

expect them to spend more time in Lake City as their work load increases and their time and effort are better compensated. We will gradually go to 7 days a week.

We will develop extensive marketing campaign to promote the facility and the providers. Efforts will involve letting community and local providers know by newspaper, local radio station, social media announcements and couple of large open houses for the community. Our marketing team will also market the " financial assistance plan" sponsored by the Authority.

We will simultaneously develop the imaging center and market the same. For example, Mammography for breast cancer screening in Columbia county lags behind at around 40%. This can drive patients to the facility. Other imaging services such as X ray, CT, MRI, PET/CT scanning, DEXA and cardiovascular screening services to name a few will be drivers of patient traffic to the facility.

Second phase: Within the first 2 years

This will Primarily focus on adding specialty services to the faculty. Columbia County has a severe shortage of specialists in most areas of need. We will start the facility as an outpatient center of excellence.

1. **Cardiology:** We envision, bringing in a full range of Cardiovascular services including a cardiac catheterization laboratory and peripheral vascular services. Cardiac rehabilitation services will be performed in the existing rehabilitation building.
2. **Neurology:** Full range of neurology services including management of stroke, Parkinson's and dementia patients to name a few. We will have complete diagnostic tools including PET/CT scanning, 64 slice CT, MR and angiography. We will start a Rehabilitation program in the rehabilitation center.
3. **Obstetrics and Gynecology:** Our team will bring an obstetric service back to the community, starting initially as an outpatient clinic and restart the birthing center. A full range of gynecologic services with outpatient procedures will be provided

4. **Urology:** Full range of urology services including cystoscopy, diagnosis and management of prostate cancer, erectile dysfunction clinic, etc. Our providers are experts in the treatment of kidney stones, including lithotripsy, in addition to a vast range of surgical skills.
5. **Rheumatology:** Diagnosis and management of various arthritic and rheumatic conditions. We will in addition to all the above, incorporate an infusion center for administration of the recent and most effective treatments. Again, the rehabilitation of functional limitations will be a benefit to the community
6. **Oncology:** Our team will bring in a hematologist and oncologist to provide state of the art diagnostic and therapeutic modalities to the community.
7. **Dermatologist:** Our team will bring a dermatologist with Mohs surgical skills to our team of specialists to serve the community.

Over time we will add:

Podiatry, Pain management, Pulmonologist, Pediatrician, endocrinologist to name some. Our vision is to develop the center into a specialty center with ability to treat 90% of all conditions locally.

We plan to reach out to all local primary care physicians in Columbia, Union, Suwannee and Hamilton counties through personal visits of specialists making them an integral part of our network. We plan to refer patients that come to the walk-in/urgent care center to primary care providers in the region to facilitate continued care.

As our volume and network increases, it is possible to create or participate in Managed Services Organization (MSO) and Accountable Care Organization (ACO). We can also attract insurance companies to contract with the facility to provide cost effective care to their members.

Our specialists will offer a monthly luncheon lecture series for our primary care physicians in the hospital conference room. They will also hold monthly community events to provide health education to the community.

Phase 3: Application will start year 3 or when we reach 60 patients per day

Work at getting AHCA certification to start the ambulatory surgery center. Update and repair the existing operating rooms and services. This will attract surgeons and procedural specialists to provide services locally. This will increase the facilities presence in the community and significantly drive down the cost of care when compared to hospital care.

Phase 4:

If it is the desire of the Authority to revisit the ACHA certification for the hospital, Panacea Health Systems will work with them to accomplish this goal.

FINANCING AND FUNDING

Panacea Health Systems (PHS) is a Minority woman owned company and is eligible for several funding sources including USDA, SBA and other financial institutions.

PHS is able to invest up to 5 million over the first 3 years of the project, covering its operational costs and commitments as the project develops. Additionally, PHS has the support of private equity investors for an additional 5 million in capital if needed.

We request the following from the Authority to ensure the success of this venture.

Lease terms:

We are requesting a lease term of 10 years with option to renew.

Right of first refusal to sale of the property.

Rent abatement for the first 2 years.

Starting rent at \$25,000 per month from year 3-5.

\$30,000 per month from year 5-10.

A 2-3% annual increase in rent at renewal of lease.

Condition of the buildings:

We are aware of several structural repairs, including roof, air-conditioning, floor etc. With our experience in real-estate development we are confident that we can accomplish this at a better price than current estimates obtained by the Authority. We will find affordable contractors for such repairs.

Preliminary estimates from our engineers and contractors expect an expense of up to 10 million dollars to accomplish these repairs.

Panacea Health system requests that the Authority provide such funds. After the first 5 Million is invested by the authority, Panacea will contribute up to a Million dollars at 20% of the remainder of the cost of such repairs.

Hospital Current Equipment: During our last 3 visits to the hospital, we discovered that Hospital owns few obsolete and non-functioning equipment in the Radiology, Surgery and Cardiology departments. PHS will like to upgrade and replace some of this equipment. Therefore, we would like Lake Shore authority to provide us the privilege to upgrade, replace or remove some of this older equipment to be in compliance with American College of Radiology and meet most insurance standards of care requirements.

Lakeshore Authority Financial Assistance Program:

PHS expects this program to be a major support to this project and it is in fact, critical that we have this support.

PHS will propose and develop a Health Membership program, similar to a gym or a club membership. The current program gives vouchers to residents of the Columbia county that meet poverty criteria and have an urgent medical condition.

We propose that in addition to treating urgent medical conditions, it is of vital importance to invest into preventive health of the community. On the long run this will result in a vibrant, healthy and gainfully employed individual that can have a very positive impact in both economical and emotional wellbeing.

We propose:

1. **Basic Preventive health plan** that provides for an annual complete physical check up with basic laboratory and guideline directed preventive treatments for those in relatively good health with 2 or less minor medical conditions (such as high cholesterol, obesity, hypertension etc.). This plan is designed to cost \$1 per day or \$365 annually. Annual membership will be required to participate.
2. **Chronic Disease maintenance plan:** This is designed for those individuals with diagnosed chronic diseases that require periodic follow up and care (example: heart disease and lung disease). This plan is for those with up to 2 chronic conditions. They will be provided with regular evaluations and follow up as deemed necessary by the physician. Basic testing such a blood work, urine analysis and chest X-ray will be covered. Participants will be offered a discount on all other testing. This plan is designed to cost \$2 per day or \$720 Per year.
3. **Advanced Chronic Disease maintenance plan:** This is designed for individuals with 3 or more chronic diseases (example: heart, lung disease and diabetes). They will be provided with regular evaluations and follow up as deemed necessary by the physician. Basic testing such a blood work and urine analysis will be covered. Participants will be offered a

discount on all other testing. This plan is designed to cost \$3 per day or \$1095 Per year.

All plans require initial evaluation by a physician to determine which plan suits them. Individuals with cancers, HIV, renal failure on dialysis and others are excluded for the membership plan. These plans are designed to maintain health and limit disabilities. They are not a substitute of insurance or full health care.

Panacea will also develop a transparent pricing for commonly provided medical services. This will allow the uninsured and the under insured to get services at a affordable cost.

Assistance with Physician recruitment:

For this project to succeed it is important to find high quality physicians that can provide medical care that we desire for ourselves and our families. Typically, physicians are unwilling to relocate to rural areas due to lack of conveniences, education for their children and other factors. They therefore seek additional compensation to move to such areas. It is our experience that if a good "move-in" package is offered, often times it results in successful recruitment of quality physicians, the good old "you get what you pay for".

We expect a recruitment expense of up to \$50,000 for Family practice and internal medicine doctors and up to \$100,000 for each specialist successfully recruited. There are several firms that can be engaged in this search.

We request the authority to fund \$500,000 to be used to recruit providers and technical staff for the project. This will greatly enhance our ability to bring services in as planned.

To summarize, we greatly appreciate this opportunity to participate in this project which has a good social cause and serves the most deserving community.

Thank you.

Sincerely,

Ravindra Kolaventy, MD, Medical Director

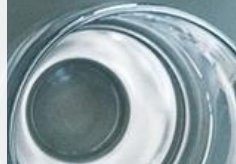
Ganesh D. Arora, Ph.D., M.D., Vice President

Panacea
Health Systems



Lake Shore Medical Plans

Providing Excellent Care.
Every Patient, Every Time





Panacea health systems

Providing Excellent Care

Every Patient, Every time



Overview

MEET OUR TEAM



Dr Kolaventy

MD FACC

- 40 years of medical Experience
- Board Certified Cardiologist

Ganesh Arora

PHD, MD

- Board Certified Medical Physicist
- 20 years in Radiation Operations



Dr. Hersell O. Lindo

MD, FACOG, FRCCS

- 20 Years of OBGYN
- 10 Years Hospital Committee Chair

Dr. Kotayya E. Kondaveeti

MD

- 50 Years of Gastroenterology
- Head of Hospital Experience



Vijay Kolaventy

MBBS

Dynamic Business Professional
IT Solutions




About Us

Professionals from all fields to
provide a fully scoped project



Ravindra Kolaventy, M.D. , F.A.C.C

Founder and Medical Director of Panacea Health system



Cardiologist with over 30 years of experience

Successful real estate developer and entrepreneur



Establishing the Walk-in Medical clinic /
Urgentcare

Recruit and manage doctors and mid-
level providers.



Develop full service cardiology

Outpatient cardiac catheterization
and angiography laboratory.

Oversee the development of
specialties services

Ganesh Arora, Ph.D., M.D

Board certified Medical Physicist in Radiation Oncology
Physics

worked with all local physicians in Lake City from 2003-2010.

Over 20 years of experience in developing and operating Radiation Oncology, Radiology, Medical Oncology, and Primary care practices.



Develop Radiology program,

Clinical laboratory

Community outreach program

Physician outreach program

Hersell O. Lindo, M.D.

Obstetrics/Gynecology specialist

Over 40 years of experience including urgent-care and general surgery

Develop a outpatient Obstetrics-Gynecology practice

Develop a birthing center and bringing back full service obstetrics and gynecology to Lakeshore.

He will be the Medical Director for Lakeshore Medical Center

Kameshwari Kolaventy

Chief Financial Officer, Central Florida Heart Group

Over 25 years of experience in managing medical practices

Expertise in Billing and Collections

Established and started a very successful out-patient
Cardiac Catheterization laboratory

Experienced real-estate developer and property manager

Kotayya E. Kondaveeti, MD.

Vice-President Medical staff for University of Pennsylvania medical center East, Pittsburgh

Gastroenterologist with over 40 years of experience and has done over GI 100,000 procedures.

He developed and built the UPMC East hospital in Munroeville, PA

Dr. Vijay Kolaventy, MBBS

Expert in medical informatics



dynamic business professional with expertise in Healthcare, IT, ITES, Renewable Energy and Energy Efficiency services.

His core strengths are Project Planning, Financial Structuring, Strategic Business Analysis, Business Strategy, Planning & Evaluation.

Ashwin Kolaventy

Director of HR with Central Florida Heart Group

Inventory management

Contract negotiations

Licensed Real Estate Broker with the State of Florida

Licensed Tax Preparer

Board member of JB Ranch HOA.

Property Manager of Kola Estates.



Rishi Kolaventy

Chief Operational officer. CFHG

President Essential Medical services

Vice president Medical Specialists of Florida.

Our vision for Lakeshore facility in 4 phases

Phase 1: Within 6 months to one year

The existing emergency room will be operated for 12 hours a day as a Walk-in/Urgent Care medical center

Will upgrade current equipment to standard.

Add additional equipment needed to deliver services efficiently.

Electronic medical records and computerization of the facility to provide access to providers



ER Engagement

Beginning a 12HR Room at peak times Thursday thru Sunday



First to Market

Establish Relations with Local Medical Physicians



Testing

Start focus on development of an Imaging Center



Outreach

Start Extensive Marketing Campaign



Phase 1

The Following Goals Set To Be Accomplished In The First Six Months.




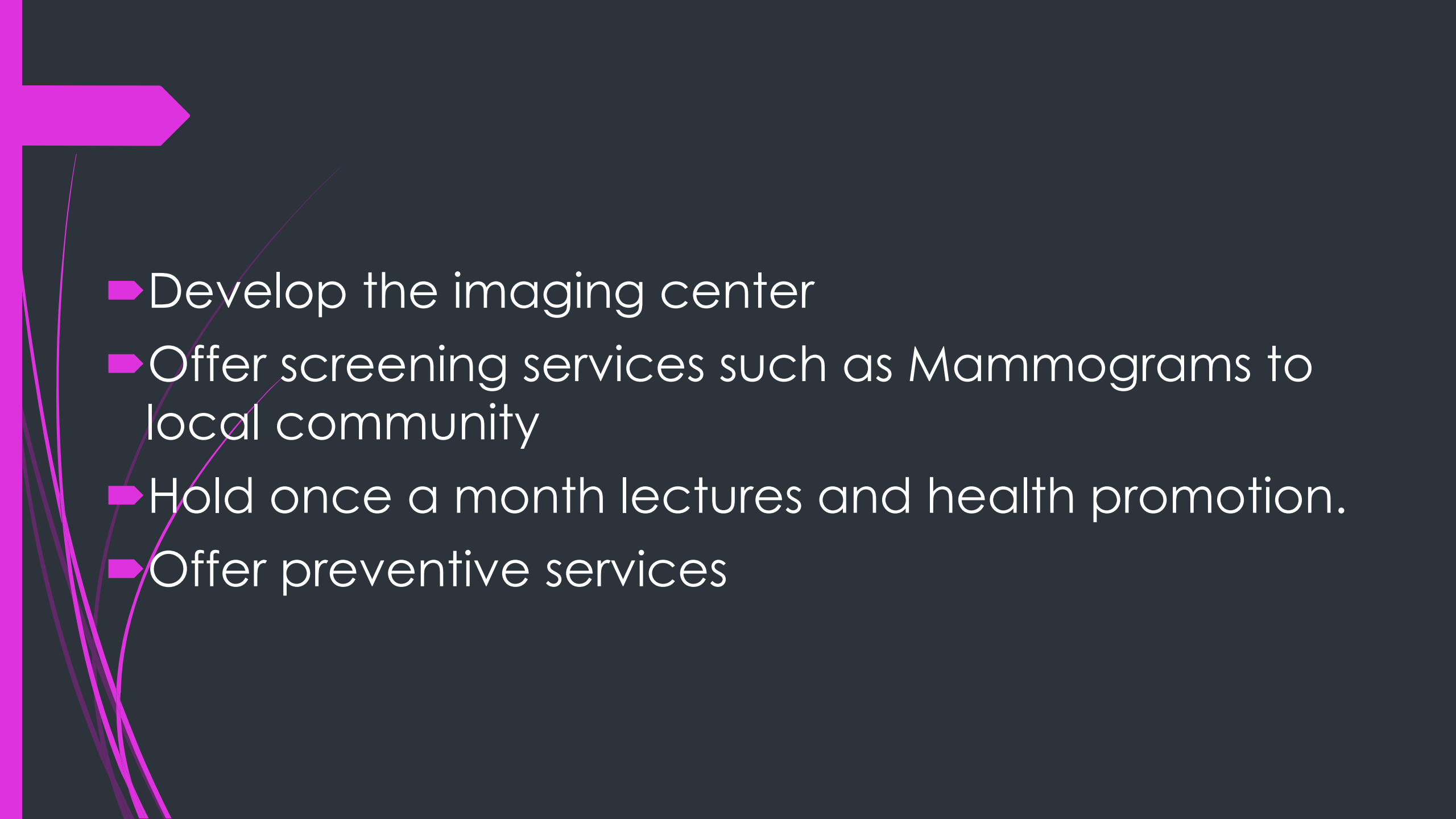
URGENT-CARE / WALK-IN MEDICAL CLINIC

- ▶ Hours of operation will be for 12 hours (8:00 AM to 8:00 PM)
- ▶ Start as a 4 day a week facility (Thursday to Sunday: Studies indicate most use of walk-in and urgent care facilities are these days)
- ▶ Increase to 7 days a week.
- ▶ Increase to 24 hours as volume increases
- ▶ Develop 24 hour observation beds
- ▶ Develop transfer agreements

BRING SPECIALIST PHYSICIANS TO LAKESHORE

- ▶ Create part-time office space for specialists to do 1/2 to 1 day of clinic a week.
- ▶ Urgent care will refer patients to local primary care physicians who work with the Lakeshore center for follow up care
- ▶ Appointments to participating specialist will be made through the Urgent care.
- ▶ The uninsured and the under-insured will be offered a transparent fee for services provided at the center
- ▶ A medical membership plan will also be introduced. This will allow follow up care and prevention of complications

- 
- ▶ We will develop extensive marketing campaign to promote the facility
 - ▶ Efforts will involve letting community and local providers know by newspaper, local radio station, social media announcements and couple of large open house for the community
 - ▶ Social media presence and advertising
 - ▶ Once a month health free health screening program for the community

- 
- Develop the imaging center
 - Offer screening services such as Mammograms to local community
 - Hold once a month lectures and health promotion.
 - Offer preventive services

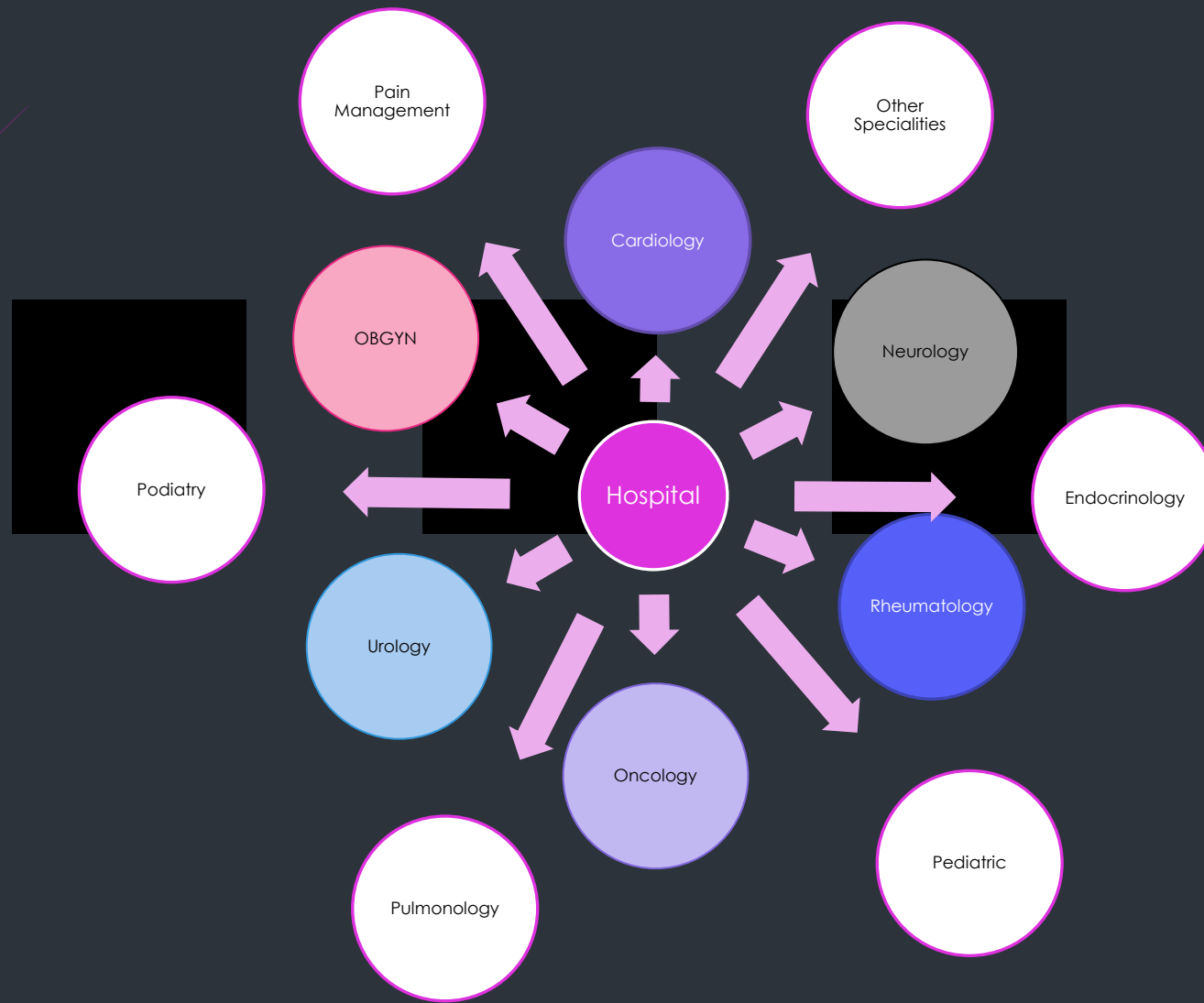
- Second phase:

Within the first 2 years

Primary focus on adding specialty services

Columbia county has severe shortage of specialists in most areas of need

We will start the facility as a outpatient center of excellence.



Cardiology

- Full range of Cardiovascular services including as cardiac catheterization laboratory and Peripheral vascular services.
- Cardiac rehabilitations services in the existing rehabilitation building.
- Medicare and Medicaid now allow certain coronary interventions be done in a surgical center.
- Pacemaker/Defibrillator implantation and management

Neurology

- ▶ Full range of neurology services including management of Stroke, Parkinsons and dementia patients to name a few.
- ▶ We will have complete diagnostic tools including PET scanning, 64 slice CT, MR and angiography.
- ▶ We will start a Rehabilitation program

Obstetrics and Gynecology

- Full service Obstetric services back to the community
- Bring back the birthing center
- A full range of Gynecologic services with outpatient procedures will be provided
- Full service women's health center

Urology

- Full range of Urology services including Cystoscopy, diagnosis and management of prostate cancer, Erectile dysfunction clinic etc.
- Our providers are experts in treatment of kidney stones, including Lithotripsy, in addition a vast range of surgical skills.

Rheumatology

- Diagnosis and management of various arthritic and rheumatic conditions.
- Incorporate a infusion center for administration of the recent and most effective treatments.
- Rehabilitation of functional limitations will be a benefit to the community

Phase 2 contd:

Over time we will add:

Podiatry,

Hematology and Oncology

Pain management,

Pulmonologist

Pediatrics

endocrinologist and more

Our vision is to develop the center into a specialty center with ability to treat 90% of all conditions locally.

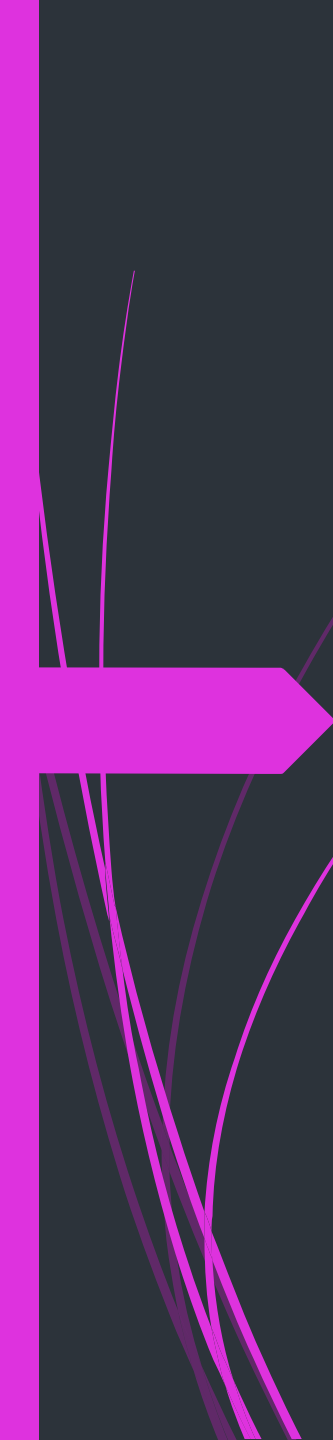
Reach out to all local primary care physicians in Columbia, Union, Suwannee and Hamilton counties

Specialists to visit and make primary providers them an integral part of our network.

Refer patients that come to the walk-in/urgent-care center to primary care providers in the region to facilitate continued care.

As volume and network increases, it is possible to create or participate in MSO/ACO's.

Attract insurance companies to contract with the facility to provide cost effective care to their members.



Our vision is to develop into a specialty center supporting local physicians with ability to treat 90% of all conditions locally.

Grow into a 24 hour center with observation beds capable of taking care of over 2/3rd of patients requiring only brief hospitalization

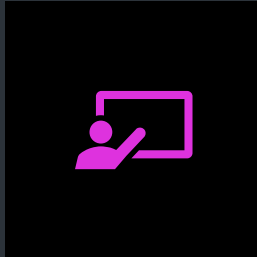
Phase 3:

Application will start year 3 or when We reach 60 patients per day

AHCA certification to start the Ambulatory surgery center. Update and repair the existing Operating rooms and services.

Attract surgeons and procedural specialists to provide services locally. This will increase the facilities presence in the community and significantly drive down the cost of care when compared to hospital care.

Expected in Year 3 or when necessary volume is reached



Research

Start putting together AHCA certification for ASC



Volume

Patient Volume must reach 60 per day



Buildout

Operating rooms will bring new life and services to Facility





Phase 4:

If the Authority desires to revisit the certification as a hospital, Panacea Health Systems will work with them to accomplish this goal.

Lakeshore Authority Voucher System:

PHS will accept the current voucher system as intended by the authority

PHS will propose and develop a Health Membership program

Lake Shore Voucher System

Continuation of the previous system for the residents of Columbia Count

Build Trust with Community

- Vouchers for impoverished and in urgent need
- Vouchers for preventive health

Economic Growth

- Overall population health will increase
- Healthcare will generate new jobs
- Community will have healthy careers to build
- Improvement of emotional well being

MEMBERSHIP PLANS

All plans require initial evaluation by a physician to determine which plan suits them.

Individuals with cancers, HIV, Renal failure on dialysis and others are excluded for the membership plan.

These plans are designed to maintain health and limit disabilities.

They are not a substitute of insurance or full health care,

Health Plans

Basic

\$365

Dollar per day which gives wellness checks and basic laboratory and preventative treatments

Chronic

\$730

Regular evaluations and follows when deemed necessary. Including hematology and toxicology.

Advanced

\$1095*

Discounted additional testing and continued follow up visits for care.

*Subject to change based on needs



Basic Preventive health plan

Provides for a annual complete physical check up with basic laboratory and guideline directed preventive treatments for those in relatively good health with minor chronic conditions (such as high cholesterol, obesity, hypertension etc).

Plan is designed to cost \$1 per day or \$365 Annually.

Annual membership will be required to participate.

Chronic Disease maintenance plan

Designed for those with conditions effecting 2 systems (example: Heart disease and lung disease)

Plan covers up to 4 visits as deemed necessary by Basic testing such a blood work, urine analysisas deemed necessary by physician

Participants will be offered a discount on all other testing. Additional visits will cost \$25 per visit

Plan costs \$2 per day or \$720 Per year.

Advanced Chronic Disease maintenance plan

Designed for those with conditions effecting 3 or more systems (example: Heart disease and lung disease)

Plan covers up to 6 visits as deemed necessary by Basic testing such a blood work, urine analysis as deemed necessary by physician

Participants will be offered a discount on all other testing. Additional visits will cost \$25 per visit

Plan costs \$3 per day or \$1095 Per year.

LAKE SHORE HOSPITAL AUTHORITY RESOLUTION NO. 2021-004

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE LAKE SHORE HOSPITAL AUTHORITY OF COLUMBIA COUNTY, FLORIDA, RATIFYING THE CHAIRMAN'S EXTENSION OF THE STATE OF EMERGENCY ARISING FROM THE COVID-19 PUBLIC HEALTH EMERGENCY.

WHEREAS, Novel Coronavirus Disease 2019 (COVID-19) is a severe acute respiratory illness that can spread among humans through respiratory transmission and presents with symptoms similar to those of influenza; and

WHEREAS, on March 1, 2020, the Governor issued Executive Order number 20-51 directing the Florida Department of Health to issue a Public Health Emergency; and

WHEREAS, on April 3, 2020, the Governor issued Executive Order 20-91 and Executive Order 20-92 directing all persons in Florida to limit their movements and personal interactions outside of their home only to those necessary to obtain or provide essential services or conduct essential activities; and

WHEREAS, on April 29, 2020, the Governor issued Executive Order 20-112 initiating "Phase 1: Safe. Smart. Step-by-Step. Plan for Florida's Recovery"; and

WHEREAS, on May 8, 2020, the Governor issued Executive Order 20-114 extending the statewide state of emergency until July 7, 2020; and

WHEREAS, on June 5, 2020, the Governor's Executive Order 20-139 initiated "Phase 2: Safe. Smart. Step-by-Step. Plan for Florida's Recovery" and extended the exceptions provided for in Executive Order 20-69, relating to local government meetings, until June 30, 2020; and

WHEREAS, on July 7, 2020, the Governor issued Executive Order 20-166 extending the statewide state of emergency, as well as those exceptions provided for in Executive Order 20-69, until September 5, 2020; and

WHEREAS, on July 29, 2020, the Governor issued Executive Order 20-179 amending order 20-69 creating statutory exceptions related to budget hearings and extending the statewide state of emergency until September 1, 2020; and

WHEREAS, on August 7, 2020, the Governor issued Executive Order 20-193 extending the statewide state of emergency, as well as those exceptions provided for in Executive Order 20-69, until October 1, 2020; and

WHEREAS, on September 4, 2020, the Governor issued Executive Order 20-213 extending the statewide state of emergency, as well as those exceptions provided for in Executive Order 20-52 on November 4, 2020; and

WHEREAS, on September 30, 2020, the Governor issued Executive Order 20-246 extending the statewide state of emergency, as well as those exceptions provided for in Executive Order 20-69; and

WHEREAS, on November 3, 2020, the Governor issued Executive Order 20-276 extending the statewide state of emergency until January 2, 2021; and

WHEREAS, on December 29, 2020, the Governor issued Executive Order 20-316 extending the statewide state of emergency until 12:01 a.m. on February 27, 2021; and

WHEREAS, pursuant to Lake Shore Hospital Authority Resolution 2020-004 the Chairman is authorized to extend the Board's state of emergency related to COVID-19, and the Chairman has issued his Proclamations extending the current state of emergency, copies of which is attached hereto as "Exhibit A, B, C, and D; and

WHEREAS, the Board of Trustees, in order to protect the welfare and safety of the citizens of the county and their property, finds it necessary to ratify the Chairman's extension of the state of emergency proclaimed by the Chairman.

NOW, THEREFORE, BE IT RESOLVED BY THE LAKE SHORE HOSPITAL AUTHORITY, COLUMBIA COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are all true and accurate and are

incorporated herein and made a part of this resolution.

Section 2. The Board of Trustees ratifies and extends the state of emergency declared pursuant to the Chairman's Proclamations as well the provisions included in Lake Shore Hospital Authority Resolution 2020-004.

Section 3. This resolution is effective immediately upon adoption.

PASSED AND ADOPTED at a meeting of the Board of Trustees of the Lake Shore Hospital Authority of Columbia County, Florida this ____ day of March 2021.

LAKE SHORE HOSPITAL AUTHORITY

By: _____
Brandon Beil, Chairman

ATTEST:

APPROVED AS TO FORM AND LEGALITY:

By: _____
Loretta Chancy
Secretary/Treasurer

By: _____
Frederick L. Koberlein, Jr.,
Authority Attorney

Lake Shore Hospital Authority

PROCLAMATION

WHEREAS, COVID-19 continues to pose an imminent health hazard and an increased risk of infection to residents of the County and healthcare, first responders, and emergency medical service workers caring for patients with COVID-19; and

WHEREAS, COVID-19 is spread amongst the population by various means of exposure, including the propensity to spread person to person and the propensity to attach to surfaces thereby spreading from surface to person and causing increased infections to persons; and

WHEREAS, public health experts have consistently recommended avoiding close physical interaction between persons in order to slow the spread of COVID-19, and the Centers for Disease Control and Prevention ("CDC") updated and further restricted its distancing guidelines; and

WHEREAS, in April 16, 2020, the White House and the CDC released Guidelines for Opening Up America Again, a three-phased approach based on the advice of public health experts; and

WHEREAS, data collected by the State Department of Health indicates a flattening of the curve of COVID-19 reported cases, including a downward trajectory of hospital visits for influenza like illnesses and COVID-19 like syndromic cases, a decrease in percent-positive test results, and an increase in hospital capacity since March 1, 2020; and

WHEREAS, Lake Shore Hospital Authority Resolution 2020-004 extended the state of emergency and vested the authority to extend the state of emergency in the Chairman; and

WHEREAS, this Proclamation is issued to extend the state of emergency for seven (7) days effective the 12th day of February, 2021.

NOW, THEREFORE, I, Brandon Beil, Chairman of the Board of Trustees on behalf of the Lake Shore Hospital Authority, do hereby extend the State of Emergency due to the COVID-19 health concerns for an additional seven (7) days effective the 18th day of February, 2021.

LAKE SHORE HOSPITAL AUTHORITY



BRANDON BEIL, CHAIRMAN
LAKE SHORE HOSPITAL AUTHORITY

Lake Shore Hospital Authority

PROCLAMATION

WHEREAS, COVID-19 continues to pose an imminent health hazard and an increased risk of infection to residents of the County and healthcare, first responders, and emergency medical service workers caring for patients with COVID-19; and

WHEREAS, COVID-19 is spread amongst the population by various means of exposure, including the propensity to spread person to person and the propensity to attach to surfaces thereby spreading from surface to person and causing increased infections to persons; and

WHEREAS, public health experts have consistently recommended avoiding close physical interaction between persons in order to slow the spread of COVID-19, and the Centers for Disease Control and Prevention ("CDC") updated and further restricted its distancing guidelines; and

WHEREAS, in April 16, 2020, the White House and the CDC released Guidelines for Opening Up America Again, a three-phased approach based on the advice of public health experts; and

WHEREAS, data collected by the State Department of Health indicates a flattening of the curve of COVID-19 reported cases, including a downward trajectory of hospital visits for influenza like illnesses and COVID-19 like syndromic cases, a decrease in percent-positive test results, and an increase in hospital capacity since March 1, 2020; and

WHEREAS, Lake Shore Hospital Authority Resolution 2020-004 extended the state of emergency and vested the authority to extend the state of emergency in the Chairman; and

WHEREAS, this Proclamation is issued to extend the state of emergency for seven (7) days effective the 19th day of February, 2021.

NOW, THEREFORE, I, Brandon Beil, Chairman of the Board of Trustees on behalf of the Lake Shore Hospital Authority, do hereby extend the State of Emergency due to the COVID-19 health concerns for an additional seven (7) days effective the 25th day of February, 2021.

LAKE SHORE HOSPITAL AUTHORITY



BRANDON BEIL, CHAIRMAN
LAKE SHORE HOSPITAL AUTHORITY

Lake Shore Hospital Authority

PROCLAMATION

WHEREAS, COVID-19 continues to pose an imminent health hazard and an increased risk of infection to residents of the County and healthcare, first responders, and emergency medical service workers caring for patients with COVID-19; and

WHEREAS, COVID-19 is spread amongst the population by various means of exposure, including the propensity to spread person to person and the propensity to attach to surfaces thereby spreading from surface to person and causing increased infections to persons; and

WHEREAS, public health experts have consistently recommended avoiding close physical interaction between persons in order to slow the spread of COVID-19, and the Centers for Disease Control and Prevention ("CDC") updated and further restricted its distancing guidelines; and

WHEREAS, in April 16, 2020, the White House and the CDC released Guidelines for Opening Up America Again, a three-phased approach based on the advice of public health experts; and

WHEREAS, data collected by the State Department of Health indicates a flattening of the curve of COVID-19 reported cases, including a downward trajectory of hospital visits for influenza like illnesses and COVID-19 like syndromic cases, a decrease in percent-positive test results, and an increase in hospital capacity since March 1, 2020; and

WHEREAS, Lake Shore Hospital Authority Resolution 2020-004 extended the state of emergency and vested the authority to extend the state of emergency in the Chairman; and

WHEREAS, this Proclamation is issued to extend the state of emergency for seven (7) days effective the 26th day of February, 2021.

NOW, THEREFORE, I, Brandon Beil, Chairman of the Board of Trustees on behalf of the Lake Shore Hospital Authority, do hereby extend the State of Emergency due to the COVID-19 health concerns for an additional seven (7) days effective the 4th day of March, 2021.

LAKE SHORE HOSPITAL AUTHORITY



BRANDON BEIL, CHAIRMAN
LAKE SHORE HOSPITAL AUTHORITY

Lake Shore Hospital Authority

PROCLAMATION

WHEREAS, COVID-19 continues to pose an imminent health hazard and an increased risk of infection to residents of the County and healthcare, first responders, and emergency medical service workers caring for patients with COVID-19; and

WHEREAS, COVID-19 is spread amongst the population by various means of exposure, including the propensity to spread person to person and the propensity to attach to surfaces thereby spreading from surface to person and causing increased infections to persons; and

WHEREAS, public health experts have consistently recommended avoiding close physical interaction between persons in order to slow the spread of COVID-19, and the Centers for Disease Control and Prevention ("CDC") updated and further restricted its distancing guidelines; and

WHEREAS, in April 16, 2020, the White House and the CDC released Guidelines for Opening Up America Again, a three-phased approach based on the advice of public health experts; and

WHEREAS, data collected by the State Department of Health indicates a flattening of the curve of COVID-19 reported cases, including a downward trajectory of hospital visits for influenza like illnesses and COVID-19 like syndromic cases, a decrease in percent-positive test results, and an increase in hospital capacity since March 1, 2020; and

WHEREAS, Lake Shore Hospital Authority Resolution 2020-004 extended the state of emergency and vested the authority to extend the state of emergency in the Chairman; and

WHEREAS, this Proclamation is issued to extend the state of emergency for seven (7) days effective the 5th day of March, 2021.

NOW, THEREFORE, I, Brandon Beil, Chairman of the Board of Trustees on behalf of the Lake Shore Hospital Authority, do hereby extend the State of Emergency due to the COVID-19 health concerns for an additional seven (7) days effective the 11th day of March, 2021.

LAKE SHORE HOSPITAL AUTHORITY



BRANDON BEIL, CHAIRMAN
LAKE SHORE HOSPITAL AUTHORITY

March 1, 2021

TO: LSHA Trustees

Fred Koberlein, Jr. Attorney

Richard Powell, External Auditor

FR: Dale Williams

RE: Summary-

Lake Shore Hospital Facility Transition from CHS To LSHA (October 29, 2020 Memo Update)

This will serve to provide you with a written update on the transition of the Lake Shore Hospital from CHS to LSHA. It includes all comments I provided in the regular LSHA meeting of October 12, 2020, November 9, 2020, January 4, 2021, and February 8, 2021, plus any changes or new activities that may have occurred since that date.

Lease "Buy-Out" –

The \$7.5M lease buy-out has been received. The payment was initially deposited in the LSHA Operating Fund. This is the Fund that has always received lease payment deposits. The deposit was removed and placed in a 6-month Certificate of Deposit at Ameris Bank.

City of Lake City – Water/Sewer/Gas Utilities

The Lake Shore Hospital campus has 8 water/sewer meters and 2 gas meters. All 8 meters have been transferred to the LSHA. The City of Lake City waived all deposits. A bill for the month of January has been received. City utilities for January was \$14,558.54.

FP&L – Electric Utility

The Lake Shore Hospital campus has 16 electric meters. A bill for the month of January 12, 2021 – February 11, 2021 has been received. The bill is \$15,266.25.

FP&L required a deposit of \$63,972. The Authority has posted a "Bank Letter of Credit". Ameris Bank holds several CD's of the Authority and offered to furnish the Letter for \$300 (first year).

AT&T – Phone Service

A corrected AT&T Transfer of Services Agreement has been executed. This agreement only includes the minimum services for the phone system and fire alarm lines.

Service Contracts –

Please note. No vendor to date has requested a price increase to continue providing services to Lake Shore Hospital. When a service provider requires a "contract" we are receiving legal review prior to proceeding. In addition, we are trying to maintain a 30-day cancellation provision with all vendors.

- 1.) Building Security – LSHA has signed an agreement with DSI Security for 24/7 security at the hospital. The contract is for the same terms and arrangements previously agreed to by CHS. The agreement has a 30-day cancellation provision. The weekly cost is approximately \$2,700.

- 2.) Grounds Maintenance – This service has been provided in the past by Stoneridge Management. Stoneridge and the Authority signed a new contract for services. The monthly amount is approximately \$2,910 monthly.
- 3.) Water Treatment – Premiere Water and Energy Technology Inc. is currently furnishing water treatment for the Lake Shore campus. Premiere furnishes descaler for the HVAC chiller and boiler units. Lake Shore also has a need to repair several water softeners. The water softeners have been repaired at a cost of \$6,281. LSHA has received a contract to continue services with Premiere effective October 16, 2020. The monthly service cost is approximately \$500 monthly.
- 4.) Pest Control – Live Oak Pest Control has provided pest control services for Lake Shore. Live Oak Pest Control has contracted with the Authority to continue the service. The monthly cost is \$631.66.
- 5.) Elevators – Thyssenkrupp has performed required elevator inspections for Lake Shore in the past. Lake Shore has a license for all elevators except for 1. Based on the last inspection report we have 2 elevators out of compliance. In both elevators the sills need replacing. The cost of the repairs is \$5595. Authorization to repair has been given. To date, \$2,798 has been spent on repairs. The Authority intends to retain Thyssenkrupp to perform elevator inspections. Repairs are complete and the remaining balance has been paid. Elevator service agreement has been signed at a cost of \$500.00 per month that covers five elevators.
- 6.) Fire Sprinklers – Fire sprinklers require a quarterly, semi-annual, and annual inspection. In addition, inspections are needed if work is performed on the system. W.W. Gay provides inspections at a cost of \$1,500 for quarterly inspections, \$1,750 for semi-annual inspections and \$2,550 for the annual inspection. The LSHA will continue to use W.W. Gay for fire sprinkler inspections. The semi-annual inspection was performed on 1-22-21.
- 7.) Fire Alarms- Fire alarms are inspected by W.W. Gay Fire Protection. They are monitored by Associated Monitoring, Inc. Both companies are in line to be retained by LSHA; however, no contract has been received. A quarterly monitoring bill has been received for the period 12-1-2020 – 2-28-2021. The bill was \$545.65.
- 8.) Chillers – Johnson Controls is the service contractor for Chiller inspections. The total annual cost to CHS for a year of service was \$8861 (additional cost for breakdowns and parts). This contract runs through February with one inspection “owed”. Continuation of this contract will depend on the status of Lake Shore at that time. Repairs to date have cost \$291.54. The last inspection was performed 1-27-21, the prior CHS service agreement has been satisfied.
- 9.) Boilers – Illingworth is the service contractor for boiler inspections. Based on the last inspection, the “little” boiler passed inspection and the “big” boiler failed. The parts to repair the large boiler was ordered and received on October 27, 2020. Repairs and salt for the boilers have cost \$2,537.90. LSHA has not received an agreement as of this date from Illingworth. We completed the State required repair on 12/4/20. The cost for this repair was \$3,670.

Insurance –

General Liability and Property and Casualty coverages have been placed with the Florida Municipal Investment Trust (FMIT). Boiler and elevator coverages are included in the base policies. The annual premium is estimated at \$137,760 annually.

Pollution Liability (due to 1 underground storage tank) has been purchased. The premium is \$631.

Employees –

Six (6) full-time temporary employees (less than 6 months) and one (1) contractual employee (\$40 hr. not to exceed 80 hours total) were hired. All individuals hired were former employees of CHS. All employees were hired at their rate of pay with CHS, with the exception of the contractual employee. The contractual employee has completed his work. The total hours billed was 61.5. The monthly salary rate is \$8,157.

Administrative Assistant - \$38.46 hour
Director of Facilities Operations - \$47.12 hour
Maintenance Tech. - \$25.00 hour
Maintenance Tech. - \$25.00 hour
IT Director - \$43.27 hour
IT Support specialist - \$25.00 hour

368 NE Franklin Street Lake City, FL 32055
386.292.8000

Lake Shore Hospital Authority
Board of Trustees
P.O. Box 988
Lake City, FL 32056

Feb 17, 2021

Dear Lake Shore Hospital Authority Board of Directors,

It was brought to my attention by the Shared Services Center (the billing office of the Shands LakeShore Regional Medical Center facility) in Sarasota. There was one patient account that was missed during our final billing cycle to LakeShore Hospital Authority. This particular account was one where you would allow the facility to go back 90 days on behalf of a patient that was seen while they didn't have a card.

Somehow, this account was missed during the closing of the facility. We are asking you to consider payment on this patient's behalf.

Thank you,

Lori Parrish

Lori Parrish

Lori Parrish | Patient Financial Rep/Cashier | Shands Lake Shore Regional Medical Center |
368 NE Franklin Street | Lake City, FL 32055 |
Direct: 386-292-8038 | Fax: 386-292-8047 | | lori.parrish@hma.com

SHANDS ASSISTANCE PROGRAM
SHANDSLAKE SHORE REGIONAL MEDICAL CENTER

February 8, 2021

Submitted to: Lake Shore Hospital Authority
Board of Trustees
P.O. Box 988
Lake City, FL 32056

	<u>OUTPATIENT**</u>	<u>INPATIENT*</u>	<u>TOTAL</u>
Jan 2021	\$10,949.71		\$1,768.38
REIMBURSEMENT	\$1,768.38		\$1,768.38
TOTAL REIMBURSEMENT To Shands LakeShore Regional Medical Center			\$1,768.38

**OUTPATIENT RATE 16.15% OF CHARGES
*INPATIENT RATE PER MS DRG

Approved by: _____

Reviewed by: _____

Date: _____

Date: _____

Shands Lake Shore
 950 LAK / 666 LAK
 Report Date = 8/7/2020

January-21

Patient Name	Account	Patient City	Admit	DC Date	Payor Code
[REDACTED]	8266472	LAKE CITY	4/26/2020	4/26/2020	666LAK

Admitting Doctor Name	PT	Subtype	2nd Payor	3rd Payor	Out-Pt Charges	In-Pt Charges
JANASIEWICZ, STANLEY	E	1	000	000	10,949.71	
					10,949.71	-
Total charges						10,949.71
Total reimbursement						

Out-Pt Allow	In-Pt Allow	DRG	Adjustments
1,768.38			
1,768.38	-		
	1,768.38		

- LEGEND:**
- Pt Type:
- E = Emergency
 - O = Out Patient
 - I = In Patient
 - R = Recurring
- Pt Sub Type**
- 5 = Observation
 - B = Birthplace
 - C = CT scan
 - E = Cardiology/EKG
 - K = Chemo/Radiation Therapy
 - L = Lab
 - M = MRI
 - N = Nuclear Medicine
 - O = Mammogram
 - P = Physical Therapy
 - R - Respiratory
 - S = Day Surgery
 - U = Ultrasound
 - X = X-rav

Sonja Markham

From: Melissa Solis <MSolis@flcities.com>
Sent: Tuesday, February 23, 2021 12:37 PM
To: Dale Williams
Cc: Sonja Markham
Subject: Lake Shore Hospital Authority GL for Land and Buildings Quote Proposals
Attachments: Lake Shore Hosp Auth - 2021 GL Quote - James River (Rev. 2.10.2021).pdf; Lake Shore Hosp Authority - 2021 GL Quote Forms - James River.zip; Lake Shore Hosp Auth - GL Quote - Colony (Rev. 2.19.2021).pdf; Colony Forms List.pdf; Vacant Building Supplemental App 10-07[1].pdf; Lake Shore Hosp Auth - 2021 GL Quote - Ascot (Rev. 2.19.2021).pdf; Lake Shore Hosp Auth - Ascot Forms.pdf

Importance: High

Good afternoon Dale,

I have received three proposals from the outside insurance market that were willing to quote. I have labeled each below as Quote Proposal 1, 2 and 3. They are in no particular order.

The attachments go in the same order as the order of the quote proposals listed below.

Once you have had a chance to review, please let me know and I will call you to discuss further. If you settle n one of the quotes, I will then advise what is required to bind coverage.

As a reminder, coverage through your current insurance carrier Scottsdale Insurance Company has set cancellation to take effective as of 12:01am, April 1, 2021.

Below is a summarization only of the terms, pricing and some pertinent endorsements/exclusions that have been quoted. We encourage you to review the attached for a thorough review.

Some (not all) main points:

Coverage is included for the Hospital building and surrounding grounds per the submitted schedules. Coverage is NOT included for the residence located at 185 NE Laguna Drive as ownership has not been transferred to the Authority. If/When that occurs, we will advise the winning carrier who will charge an additional premium to add to the schedule of insured locations.

Any and all hospital/medical/healthcare operations are excluded.

Pollution is excluded.

Once the Authority is ready to have the premises occupied by a tenant, this policy must be cancelled as the insurer does not have an appetite for hospital/medical operations under this same policy.

QUOTE PROPOSAL 1:

Attached is James River's General Liability quote for the Lake Shore Hospital Authority. This includes both their proposal, as well as copies of their applicable forms in the attached Zip.

Term / Condition	Value
Admitted / Non-Admitted	Non-Admitted
Insurer	James River Insurance Company
Premium Components	
Premium	\$22,500 (policy min.)
TRIA	\$1,125
Fees, etc.	\$275
Total Premium	\$23,900
Minimum Earned Premium	25%
Limits	
Each Occurrence	\$1,000,000
Personal & Advertising Injury	\$1,000,000
General Aggregate	\$2,000,000
Damage to Premises Rented to You	\$50,000
Completed Ops	\$2,000,000
Medical Payments	Excluded
Assault & Battery (Each Occurrence)	\$25,000 (See Key Endorsements Below)
Assault & Battery (Aggregate)	\$50,000
Deductible (Each Occurrence)	\$2,500

Note, coverage is included for the Hospital building and surrounding grounds per the submitted schedules. Coverage is **NOT** included for the residence located at 185 NE Laguna Drive as ownership has not been transferred to the Authority. If/When that occurs, we will advise the winning carrier who will charge an additional premium to add to the schedule of insured locations.

Key Endorsements

The attached Zip file contains sample endorsements referred to in the proposal. Among those, a few that may be of interest are as follows (though the Authority should understand all of these forms will be applicable):

- Assault & Battery is included but at a very small sublimit of \$25K each occurrence, \$50K in aggregate. We have already asked James River to increase this but they have quoted the only sublimit they were willing to offer. Their initial terms excluded it entirely.
- There are HVAC and Hostile Fire givebacks for the pollution exclusion.
- Any and all hospital/medical/healthcare operations are excluded.
- See the proposal and Zip file for additional endorsements and exclusions applicable to the quote.

Subjectivities to Binding

1. Execution of TRIA form (included in quote) noting acceptance/declination of TRIA coverage;
2. Confirmation that vacant land is not and will not be used for recreational activities;
3. Subject to confirmation that the security service, if contracted out, provides the Authority with COI for GL coverage at \$1M/\$2M including Assault & Battery coverage, name the Authority as an Additional Insured, and have written hold harmless agreements in place in favor of the Authority; and
4. Receipt and acceptance of signed ACORD applications.
 - a. We have drafted those already and can send separately once a decision is imminent/made for the Authority to review and execute

* Please note, once the Authority is ready to have the premises occupied by a tenant, this policy must be cancelled as the insurer does not have an appetite for hospital/medical operations under this same policy.

QUOTE PROPOSAL 2:

Attached is Colony's (Argo) General Liability quote for the Lake Shore Hospital Authority. This includes both their proposal, as well as a forms list with downloadable links to their applicable forms indicated in their quote.

Term / Condition	Value
Admitted / Non-Admitted	Non-Admitted
Insurer	Colony Insurance Company
Premium Components	
Premium	\$30,000 (policy min.)
TRIA	\$300
Fees, etc.	\$325
Total Premium	\$30,625
Minimum Earned Premium	25%
Limits	
Each Occurrence	\$1,000,000
Personal & Advertising Injury	\$1,000,000
General Aggregate	\$2,000,000
Damage to Premises Rented to You	\$100,000
Completed Ops	Included
Medical Payments	Excluded
Assault & Battery (Each Occurrence)	\$300,000
Assault & Battery (Aggregate)	\$300,000
Deductible (Each Occurrence)	\$2,500

Note, coverage is included for the Hospital building and surrounding grounds per the submitted schedules. Coverage is **NOT** included for the residence located at 185 NE Laguna Drive as ownership has not been transferred to the Authority. If/When that occurs, we will advise the winning carrier who will charge an additional premium to add to the schedule of insured locations.

Key Endorsements

The attached "Colony Forms List" document includes downloadable form links referred to in the proposal. Among those, a few that may be of interest are as follows (though the Authority should understand all of these forms will be applicable):

- Assault & Battery is included but at a sublimit of \$300K each occurrence, \$300K in aggregate. Initially quoted lower, and with a separate weapons exclusion, we have successfully increased the Assault & Battery sublimit and struck the weapons exclusion entirely.
- There are HVAC and Hostile Fire givebacks for the pollution exclusion.
- Any and all hospital/medical/healthcare operations are excluded.
- Any contractors performing work for or on behalf of the Authority are required to maintain minimum GL limits of \$1M each occurrence, \$2M in aggregate (U286-0615).
- See Forms List for additional endorsements and exclusions applicable to the quote.

Subjectivities to Binding

1. Receipt and review of currently valued GL loss runs;
 - a. We have losses valued 12/11/2020 but will need to refresh those in advance of binding.
2. Execution of TRIA form (included in quote) noting acceptance/declination of TRIA coverage;
3. Receipt and acceptance of completed Supplemental Vacant Building Application (attached);
 - a. Not asked in the application, but please confirm whether the Security is performed by a contractor (rather than the Authority directly) and whether or not they are armed.
4. Receipt and acceptance of signed ACORD applications
 - a. We have drafted those already and can send separately once a decision is imminent/made for the Authority to review and execute

* Please note, once the Authority is ready to have the premises occupied by a tenant, this policy must be cancelled as the insurer does not have an appetite for hospital/medical operations under this same policy.

QUOTE PROPOSAL 3:

Attached is Ascot’s General Liability quote for the Lake Shore Hospital Authority. This includes both their proposal, as well as copies of their applicable forms indicated in their quote.

Term / Condition	Value
Admitted / Non-Admitted	Non-Admitted
Insurer	Ascot Specialty Insurance Company
Premium Components	
Premium	\$39,837 (policy min.)
TRIA	\$1,992
Fees, etc.	\$500
Total Premium	\$42,329
Minimum Earned Premium	25%
Limits	
Each Occurrence	\$1,000,000
Personal & Advertising Injury	\$1,000,000
General Aggregate	\$2,000,000
Damage to Premises Rented to You	\$100,000
Completed Ops	\$2,000,000
Medical Payments	Excluded
Assault & Battery (Each Occurrence)	Silent
Assault & Battery (Aggregate)	Silent
Deductible (Each Occurrence)	\$10,000

Note, coverage is included for the Hospital building and surrounding grounds per the submitted schedules. Coverage is **NOT** included for the residence located at 185 NE Laguna Drive as ownership has not been transferred to the Authority. If/When that occurs, we will advise the winning carrier who will charge an additional premium to add to the schedule of insured locations.

Key Endorsements

The attached Forms PDF file contains sample endorsements referred to in the proposal. Among those, a few that may be of interest are as follows (though the Authority should understand all of the forms in the proposal will be applicable):

- Assault & Battery is silent on this one, meaning not specifically excluded or sublimited.
- There is a Total pollution exclusion that we can work on to see about getting a similar HVAC and Hostile Fire giveback like we have the others if the Authority wants to go this route.
- Designated Work Exclusion, which excludes “construction” claims arising out of your “work”.
 - o If we go the route of Ascot, we ought to consider amending to give back routine maintenance and repair to avoid that being captured within the concept of “construction” and therefore excluded.
- Any and all hospital/medical/healthcare operations are excluded.
- See the proposal and attached PDF file for additional endorsements and exclusions applicable to the quote.

Subjectivities to Binding

1. Execution of TRIA form (included in quote) noting acceptance/declination of TRIA coverage; and
2. Receipt and acceptance of signed ACORD applications.

a. We have drafted those already and can send separately once a decision is imminent/made for the Authority to review and execute

* Please note, once the Authority is ready to have the premises occupied by a tenant, this policy must be cancelled as the insurer does not have an appetite for hospital/medical operations under this same policy.

Thank you,
Melissa

Melissa J. Solis, CPCU, RMPE, CPM

Trust Services Supervisor
Florida League of Cities, Inc.
PO Box 538135
Orlando FL 32853-8135
[direct] 407.367.1831
[toll free] 800.445.6248 x1831
[email] msolis@flcities.com
www.flcities.com



Confidentiality Notice: This E-Mail and any files transmitted with it are confidential and are intended solely for the use of the individual or entity to which they are addressed. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited, and that you have received this E-Mail and any accompanying files in error. You should notify Florida League of Cities immediately by replying to this message and deleting them from your system. Florida League of Cities does not accept responsibility for changes to E-Mails that occur after they have been sent.

Staff Report

March 8, 2021 Regular Meeting

NEW	1
RENEW	11
INELIGIBLE (INCOME OR OTHER)	0
TOTAL CLIENTS SEEN IN OFFICE IN FEBRUARY	12
ACTIVE MEMBERS	102
PUBLIC VISITS	39
PRIMARY CARE VISITS – 5 LOCATIONS	
January, 2021	63
YTD (Fiscal year October – Sept)	222
PHARMACY USAGE	
January, 2021	
PATIENTS SERVED	17
RX'S FILLED	49