

DRAFT

**LAKE SHORE HOSPITAL AUTHORITY
BOARD OF TRUSTEES**

Regular Meeting – December 12, 2022, 5:30 p.m.

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

Present: Brandon Beil, Chair
Stephen M. Douglas, Vice-Chair
Lory Chancy – Secretary/Treasurer
Don Kennedy, Trustee

Absent:

Also

Present: Dale Williams, Executive Director
Todd Kennon, Attorney
Cynthia Watson, LSHA Staff
Austin Evans
Destiny Evans
Gabriel Hudson
Matt Ganskop
Sylvester Warren
Sonja Markham, LSHA Staff
Karl Plenge, NOC
Barbara Lemley
Samuel Boadi, HCA
Garrett Morrison
Dwayne Cunningham
Richard Powell, Accountant

4 participants participated in the LSHA Virtual Regular Board Meeting.

CALL TO ORDER

Chairman Beil called the in person/virtual December 12, 2022, Regular Meeting to order at 5:30 P.M. Chairman Beil called for additions/deletions to the Agenda. Mrs. Lory Chancy requested to add vacations days thru the Christmas holidays to the Agenda. **Motion** by Mr. Stephen Douglas to approve adoption of the Agenda with amendments. **Second** by Mr. Don Kennedy. All in favor. **Motion carried.**

INDIVIDUAL APPEARANCES

Barbara Lemley and Sylvester Warren.

CONSENT AGENDA

Chairman Beil called for a Motion to approve the Consent Agenda. **Motion** by Mr. Don Kennedy to approve adoption of the Consent Agenda. **Second** by Mr. Stephen Douglas. All in favor. **Motion carried.**

NEW BUSINESS

Discussion and possible action – Clarification of November 1, 2022, minutes regarding continued negotiations with Hope Bridges for the use of the Lake Shore Hospital

Mr. Williams reminded Trustees the November 1, 2022, meeting minutes are on the Agenda for clarification due to a request from Trustee Lory Chancy that was discussed at the November 14, 2022 LSHA regular meeting. Mr. Williams called for Mr. Todd Kennon, Attorney to explain

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his legal opinion on the issue. Discussion. **Motion** by Mr. Don Kennedy to cease all communications/negotiations with Hope Bridges. **Second** by Mr. Stephen Douglas. Roll call vote Mrs. Lory Chancy – No. Mr. Don Kennedy – yes. Mr. Stephen Douglas – yes. **Motion failed** (even though 2 Trustees voted in favor of the motion, the motion failed as a majority of the appointed quorum did not ratify). Chairman Beil feels that even though the Motion failed, he feels as if Mr. Williams has enough insight to know that any further negotiations with Hope Bridges would not be fruitful. Meeting Rules and Procedures will be placed on the January 2023 Agenda in order to discuss whether the Chair should vote on matters before the Authority.

Discussion and possible action – Request by the Blue Grey Army, Inc. to utilize Hospital Authority property for the Battle of Olustee Festival.

Mr. Williams explained the Blue Grey Army, Inc. request and that he had informed Blue Grey, Inc. that the lots requested for use are under the control of the City of Lake City; therefore, they would need to submit the request to the City. Discussion. No action taken.

Update –Contract EM PALS (Emergency Medical Physicians at Lake Shore)

Mr. Williams updated the Trustees that a rough draft contract was received from the Dr. Whites. An initial review/meeting will be scheduled between Mr. Williams, Mr. Powell and Mr. Kennon. Mrs. Lory Chancy would like to attend the meetings.

Update - Meridian Behavioral Healthcare – Community Outreach Efforts

Mr. Williams will work on one community meeting for Meridian to answer questions pertaining to utilization of the hospital for behavioral healthcare services. There may be a follow up meeting to provide answers to any unanswered questions. Mr. Williams hopes to schedule the meeting(s) in January 2023. Discussion.

Vacation policy through the Christmas holidays per Mrs. Lory Chancy

Mr. Williams informed Mrs. Chancy of the closures dates for the Christmas Holidays for the Authority.

UNFINISHED BUSINESS

Discussion and action – Women’s Center Building Interior and Exterior Improvements

Mr. Williams reminded the Trustees that two (2) improvements had been approved at the last meeting, elevator and fire system repairs and certifications. At this time, there are no current changes to the estimated expenses for the Women’s Center. Chairman Beil requested to hold off on the painting of the parking lot. Mrs. Lory Chancy requested to sell the Mammography and Ultrasound machine inventoried to Lake Shore Hospital.

STAFF REPORT

Report provided in the December packet.

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BOARD MEMBER COMMENTS

Comments by Mr. Don Kennedy, Chairman Beil, Mr. Dale Williams and Mr. Stephen Douglas.

Chairman Beil adjourned meeting.

Meeting adjourned.

Respectfully submitted,

Lory Chancy, Secretary/Treasurer

Date of Approval



ROBINSON KENNON & KENDRON, P.A.

BRUCE W. ROBINSON* †
KRIS B. ROBINSON
JENNIFER C. BIEWEND

ATTORNEYS AT LAW
582 W. DUVAL STREET
LAKE CITY, FLORIDA 32056
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WWW.RKKATTORNEYS.COM

THOMAS J. KENNON††
JOHN J. KENDRON
RACHEL BUTLER PONTE

December 20, 2022

Dale Williams
Sent via email: dale@lakeshoreha.org

Re: Meeting Procedure

Dear Dale:

I reviewed House Bill 999 related to the creation of the Authority. Section 4 governs the election of officers and their authority. This Section provides that the Chair is not entitled to cast a vote upon any matter before the authority except when the votes that have been cast shall be evenly divided. Accordingly, the Legislature would have to amend this voting procedure.

Because we have established that all members must cast a vote, I am not sure if it is necessary to adopt a procedure establishing a failure to vote as an affirmative or negative vote. If you do wish to adopt such a procedure, please contact me to discuss the wording of the procedure.

I thank you for your consideration and await your reply.

Sincerely,

A handwritten signature in blue ink, appearing to read 'TJ Kennon', is written over a light blue horizontal line.

Thomas J. Kennon
For the Firm

**LAKE SHORE HOSPITAL AUTHORITY
MEETING RULES AND PROCEDURES**

1. **AGENDAS:**

- a. Agendas shall be prepared by Authority staff subject to the review and edification of the Chair of the Authority.
- b. Citizens desiring to be placed on the agenda shall request to do so no later than 7 days prior to the meeting agenda on which they desire to be placed. In addition, citizen must provide topic and reason for request. The Chair may waive the 7-day requirement for cause. The Chair will determine whether the requesting citizen shall be placed upon the agenda. This does not apply to matters which require a public hearing by law.
- c. No citizen shall be unreasonably denied the right to address the Authority. Citizens not placed on the agenda shall be given the opportunity to address the Authority at a specified time during the regular scheduled meetings.

2. **MEETINGS AND PUBLIC PARTICIPATION:**

Pursuant to Section 286.0114, Florida Statutes, members of the public shall be given a reasonable opportunity to be heard on any proposition coming before the Lake Shore Hospital Authority Board of Trustees. In order to maintain orderly conduct and proper decorum during Board meetings, the Board adopts the following guidelines to accommodate speakers:

- a. **PRESIDING OFFICER.** The Chair, or Vice-Chair in absence of the Chair, shall preside over all meetings of the Authority.
- b. **SIGN-IN SHEETS.** Any member of the Public who desires to be heard on a proposition coming before the Board, shall complete a form to be provided by the Authority and made available prior to the beginning of the meeting at a location designated for that purpose. The speaker will provide his or her name, the name of any person, group or entity on whose behalf the speaker is speaking and the specific proposition the speaker intends to address.
- c. **PUBLIC COMMENT TIME; ORDER OF SPEAKERS.** A time for public comment during the meeting will be placed on the Board's agenda. The forms submitted by speakers will be collected prior to the beginning of each meeting and be given to the Board Chair or presiding officer. The Board Chair shall have the authority to arrange the order of speakers in any manner deemed appropriate for the orderly conduct of the meeting. Speakers will be limited to the public comment time specified on the Board's agenda (generally three minutes). The Board Chair, at their sole discretion, may allow individuals to address each item scheduled on the agenda prior to the Trustees discussing and taking action on the item. If the Board Chair intends to allow public comment prior to each item scheduled on the agenda, the Board Chair will announce the change in public

comment time prior to the start of the meeting. A completed speaker card shall still be required. Extemporaneous comments by the public shall not be permitted during the meeting.

- d. **MULTIPLE SPEAKERS.** In the event that multiple representatives of a group or faction desire to address the board on the same topic at a meeting, where a large number of individuals wish to be heard, the Board Chair may ask the primary representative of the group or faction to designate a maximum of three individuals to speak on behalf of all members. In the event there is no primary representative and the members of the group or faction cannot agree among themselves who shall be designated speakers, the Board Chair shall select three members at random and limit comment by the members of the group or faction to the three individuals selected.
- e. **TIME LIMIT.** Speakers doing the public comment portion of the Board meeting shall be limited to a maximum time of three minutes each, unless extended by the Board Chair. The Board Chair may serve as timekeeper or designate another person to do so.
- f. There will be no audience participation during discussion by the Board of Trustees unless the Chair recognizes the individual from the audience.

3. **CONDUCT OF MEETING:**

- a. The Chair or other presiding officer shall have the power to conduct meetings in an orderly and civil manner. The Chair has the authority, in order to maintain civility, to recess a meeting, adjourn a meeting or have a person or persons removed from the podium and/or building, when necessary, to maintain an orderly and civil meeting.

4. **EXCEPTIONS:**

The Board may take action without allowing public comment for any matter related to:

- a. An emergency situation affecting the public health, welfare, or safety, if allowing public comment would cause an unreasonable delay in the ability of the Board to act;
- b. An official act involving no more than a ministerial act, including, but not limited to, approval of minutes and ceremonial proclamations;
- c. A meeting that is exempt from Section 286.011, Florida Statutes; or
- d. A meeting during which the Board is acting in a quasi-judicial capacity.

5. **RECORDING AND VIDEO:**

The public will be allowed to record the meeting, video or audio, in a manner that will neither disrupt nor interfere with the meeting. Recording equipment must be set up before the meeting is called to order and must be dismantled following adjournment.

6. **PHOTOGRAPHS:**

The public will be allowed to photograph Board Members and staff in a manner that does not interrupt or disturb the meeting.

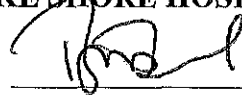
7. **VOTING BY TRUSTEES:**

- a. All Authority Trustees in attendance, except the Chair, shall vote on all issues unless legally abstaining. The Chair, or the Vice-Chair presiding in his or her absence, shall not be entitled to vote upon any matter before the Authority except when the votes cast shall be evenly divided.
- b. All official actions of the Authority Trustees shall be by motion and second, and vote on the motion, except for meeting and workshop adjournments which may be declared by the Chair.

ADOPTED at the regular meeting of the Lake Shore Hospital Authority Board of Trustees on the 8th day of August, 2022.

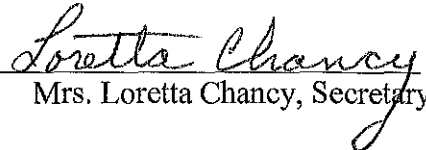
LAKE SHORE HOSPITAL AUTHORITY

By: _____



Brandon Beil, Chairman

ATTEST: _____



Mrs. Loretta Chancy, Secretary

APPROVAL AS TO FORM



Fred Koberlein, Jr.
Board Attorney

Amended February 10, 2020
Amended August 8, 2022



December 19, 2022

Dale Williams, Director
Lakeshore Hospital Authority
368 NE Franklin St
Lake City, FL 32055

Dear Mr. Williams,

I am writing to extend the lease for Mercy Medical Urgent Care of the Women's Pavilion, to January 31st, 2023.

As you are aware, we are in the process of renovating our new location on 90 and they should be done around that time give or take a few weeks. I will commit to the January 31st date for the extension, but if you still don't have a tenant at that time, I may be able to extend it depending on the completion time of our renovations.

For your consideration, we will continue to provide payment for rent, utilities, etc. in accordance with our current lease.

Thank you in advance for your time and consideration.

Sincerely,

Mona Floyd



ROBINSON KENNON & KENDRON, P.A.

BRUCE W. ROBINSON* †
KRIS B. ROBINSON
JENNIFER C. BIEWEND

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THOMAS J. KENNON††
JOHN J. KENDRON
RACHEL BUTLER PONTE

December 19, 2022

Dale Williams
Sent via email: dale@lakeshoreha.org

Re: Lease Amendment with Mercy Medical

Dear Dale:

Attached is proposed *First Amendment to Commercial Property Lease Agreement* for your review. It is sent to you in WORD format if you wish to make edits. Please note that I have left the term of the extension blank so that you can input the length of time of the extension. Please contact me or Alysha if you have any questions or wish my office to make any edits.

I thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'TK', is positioned above the typed name.

Thomas J. Kennon
For the Firm

Enclosure(s) as stated.

FIRST AMENDMENT TO COMMERCIAL PROPERTY LEASE AGREEMENT

THIS FIRST AMENDMENT TO COMMERCIAL PROPERTY LEASE AGREEMENT dated as of November 1, 2022 (hereinafter the "First Amendment") by and between LAKE SHORE HOSPITAL AUTHORITY OF COLUMBIA COUNTY, FLORIDA, a body politic of the State of Florida, acting through its Board of Trustees (the "Lessor") and MERCY MEDICAL URGENT CARE CENTER, INC., a Florida corporation (the "Lessee"), shall be effective as of the ____ day of December 2022.

WITNESSETH

WHEREAS, Lake Shore Hospital Authority of Columbia County, Florida and Mercy Medical Urgent Care Center, Inc. have entered into that certain *Commercial Property Lease Agreement* dated November 1, 2022 (hereinafter the "Lease"); and

WHEREAS, the parties wish and desire to amend said Agreement consistent with the terms and conditions of this *First Amendment to Commercial Property Lease Agreement*.

NOW, THEREFORE, for and in consideration of good and valuable considerations and the covenants, conditions, and agreements as are hereinafter set forth, the parties agree as follows:

1. The term of the Lease is hereby extended for an additional term of ____ month(s) from its expiration date of midnight of the 31st day of December 2022.
2. In the event the extension of the Lease term does not include a full month, the monthly rent shall be prorated on a daily basis at the rate of \$66.67 per day.
3. All terms and conditions of the Lease not expressly modified herein, shall remain in full force and effect.
4. This Amendment represents the complete understanding of the parties, and any prior agreements or representations, whether written or verbal, are hereby superseded. No agreement to modify this lease will be effective unless in writing and executed by the party against whom the modification is sought to be enforced. Any such modification on the part of the Lake Shore Hospital Authority of Columbia County, Florida shall not be effective unless considered at a public meeting and approved by a majority vote of the Board of the Hospital Authority.

IN WITNESS WHEREOF, Lessor has caused this *First Amendment to Commercial Property Lease Agreement* to be executed by the Chairman of its Board of Trustees, and its official seal to be affixed, and attested by its Secretary, and Lessee has caused this *First Amendment to Commercial Property Lease Agreement* to be executed by its President and its corporate seal to be affixed, and attested by its Secretary.

**LAKE SHORE HOSPITAL AUTHORITY
OF COLUMBIA COUNTY, FLORIDA**

By: _____
Brandon Beil, Chairman

ATTEST:

By: _____
Loretta Chancy, Secretary

APPROVED AS TO FORM AND
LEGALITY:

By: _____
Thomas J. Kennon, III
Authority Attorney

**MERCY MEDICAL URGENT CARE
CENTER, INC.**

By: _____
Mona Floyd, President

ATTEST:

By: _____

Printed Name and Title

Staff Report
January 9, 2023 Regular Meeting

NEW	0
RENEW	4
INELIGIBLE (INCOME OR OTHER)	0
TOTAL CLIENTS SEEN IN OFFICE IN DECEMBER	4
ACTIVE MEMBERS	32
PUBLIC VISITS	13
PRIMARY CARE VISITS – 4 LOCATIONS	
November, 2022	15
YTD (Fiscal year October – Sept)	40
PHARMACY USAGE	
November 2022	
PATIENTS SERVED	6
RX'S FILLED	19