

**LAKE SHORE HOSPITAL AUTHORITY  
BOARD OF TRUSTEES**

**Regular Meeting – December 11, 2023, 5:15 p.m.**

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

**Present:** Stephen Douglas, Chair  
Brandon Beil, Vice-Chair

Lory Chancy – Secretary/Treasurer  
Don Kennedy, Trustee

**Also**

**Present:** Dale Williams, Executive Director  
Cynthia Watson, LSHA Staff  
Karl Plenge, NOC  
Tim Atkinson  
Joy Stevens  
Mark Vann  
Stew Lilker, Col. Cty. Observer  
Dianna Watson  
Karl Plenge

Sonja Markham, LSHA Staff  
Todd Kennon, Attorney  
Morgan McMullen, Lake City Reporter  
Barbara Lemley  
Garrett Morrison  
Sandra Kabrick  
Joseph Sherill – Zoom  
Jessica Allen and guest

2 participants participated in the LSHA Virtual Regular Board Meeting.

**CALL TO ORDER**

Chairman Douglas called the in person/virtual December 11, 2023, Regular Meeting to order at 5:15 P.M. Chairman Douglas called for additions/deletions to the agenda. There were none. Request made by Mr. Dale Williams to move Resolution No. 2023-003 under New Business on the Agenda to the front of the agenda. **Motion** by Mr. Brandon Beil to approve the adoption of the agenda with the requested amendment. **Second** by Mrs. Lory Chancy. All in favor. **Motion carried.**

**NEW BUSINESS - Request to approve Lake Shore Hospital Authority Resolution No. 2023-003 A Resolution of the Board of Trustees of the Lake Shore Hospital Authority of Columbia County, Florida Acknowledging Cynthia A. Watson on her Retirement.**

Mr. Dale Williams read Resolution 2023-003. A Resolution of the Board of Trustees of the Lake Shore Hospital Authority of Columbia County, Florida Acknowledging Cynthia A. Watson on her retirement. **Motion** by Mr. Brandon Beil to approve Resolution 2023-003. **Second** by Mrs. Lory Chancy. All in favor. **Motion carried.**

**INDIVIDUAL APPEARANCES**

Mr. Tim Atkinson.

Ms. Barbara Lemley (requested to hold her comments until the item(s) were discussed by the Trustees). **Motion** by Mr. Don Kennedy to follow the agenda and keep public comments before agenda items are discussed. **Second** by Mr. Brandon Beil for discussion. Discussion. **Motion withdrew**, by Mr. Don Kennedy. Second withdrawn by Mr. Brandon Beil.

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### **INDIVIDUAL APPEARANCES (Continued)**

Ms. Joy Stevens, Mr. Stew Lilker, Mr. Joseph Sherill (zoom), and Mr. Garrett Morrison.

### **CONSENT AGENDA**

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

### **NEW BUSINESS**

Discussion and possible action – “Agreement for the Purchase and Sale of Real Property (Lake Shore Hospital Building)” from Lake Shore Hospital Authority to Meridian Behavioral Healthcare

Mr. Todd Kennon updated the Trustees. (Update #1) Meridian Behavioral Healthcare was advised of the Trustees previous decision to require a 30-year reverter in the proposed Agreement for the Purchase and Sale in lieu of the shorter time frame requested by Meridian. (Update #2) Mr. Kennon advised that he and Mr. Williams met with 2 representatives of the Masonic Lodge. The Masons were asked if, to their knowledge, there were any additional properties involved in the Lake Shore Hospital transaction that contained a reverter clause other than Block 111 which had been identified by title search. The Masons responded by saying that based on what they have been told historically, reverter provisions would apply to other parcels; however, the Masons had not engaged any professionals to assist with a review of the parcels to verify. After discussion, the Masons were asked how they would like to proceed. Mr. Kennon advised that he and Mr. Williams understood that the Masons would prefer to deal with the Authority, not Meridian, and would like to receive a proposal for resolving all reverter issues, known and unknown. **Motion** by Mr. Brandon Beil to give the building to Meridian after the reverter clause issue is resolved. Discussion. Mrs. Lory Chancy is still opposed to giving the building to Meridian. **Motion** by Mr. Don Kennedy that contingent upon all reverters being resolved, a decision regarding the transfer of the building to Meridian needs to be made. **Second** by Mr. Brandon Beil. Discussion regarding ongoing administrative costs involved in the negotiations. Mrs. Lory Chancy again stated she disagreed with this.

Additional public comments from Ms. Barbara Lemley, Mr. Tim Atkinson, Mr. Stew Lilker, and Mr. Brandon Beil.

Discussion. Mrs. Lory Chancy asked the Motion to be repeated. **Motion** restated by Mr. Todd Kennon. Contingent on resolving outstanding reverter issues with the Masons, the Authority, based on the agreed upon terms and condition of the Purchase and Sale Agreement, will gift the 4-story hospital building to Meridian. Discussion. **Amended Motion** by Mr. Don Kennedy to include the parking lot with the hospital building. **Amended Motion Second** by Mr. Brandon Beil. Roll call vote. Mr. Kennedy – yes. Mrs. Lory chancy – no. Mr. Brandon Beil – yes. **Amended Motion** failed.

The meeting was recessed at 6:35 P.M. to change the recording tape. The meeting was called back to order at 6:38 P.M. by Chairman Douglas.

Discussion continued regarding the previously failed motion. **Motion** by Mrs. Lory Chancy for the Masons to be contacted regarding the minimum dollar amount they would accept to resolve all reverter clause issues and to provide this answer prior to the January 8<sup>th</sup> meeting. Discussion. **Motion rescinded.** **Motion** by Mrs. Lory Chancy for Mr. Williams to call the Masons to get an idea of what the Masons would accept for a release of the reverter on all properties deeded to Lake Shore by the Masons. Discussion. **Motion** failed due to lack of second. No further action was taken on Item #2 on the agenda at this time.

Discussion and possible action --

1.) A review of the FY 23-24 Building Administration Fund Budget was given. Mr. Dale Williams referenced a memo contained within the agenda package. A correction of the \$143,000 balance noted in paragraph #2 to \$113,000 was explained. Discussion. It was discussed that regardless of what decisions are made by the Trustees regarding the disposition of Lake Shore Hospital, items #2 and #3 below will have to be addressed. Regarding items #2 and #3 below, Mr. Kennon explained the legal requirements for holding a public hearing to dispose of public property.

2.) Declare Lake Shore Hospital (4 story building only) as surplus property. It was announced that this item will be placed on the January 8, 2024, agenda as a Public Hearing.

3.) Declare Lake Shore Hospital (4 story building only) inventory as surplus property and authorize disposal. It was announced that this item will be placed on the January 8, 2024, agenda. Mr. Williams also advised the Trustees that he has not heard from the Florida Department of Education regarding the prior approval of the Trustees to donate medical equipment to aide Israel.

4.) Authorize the advertising for bids to demolish and dispose of Lake Shore Hospital (4 Story building only). It was announced that this item would be placed on the January 8, 2024, agenda for discussion.

Trustee discussion resulted in returning to the agenda item:

Discussion and possible action - "Agreement for the Purchase and Sale of Real Property (Lake Shore Hospital Building)" from Lake Shore Hospital Authority to Meridian Behavioral Healthcare

**Motion** by Mr. Brandon Beil to inform the Masons the Authority would like to revert the property back to the Masons. **Second** by Mr. Don Kennedy. Discussion.

Comments by Mr. Stew Lilker and Ms. Lemley.

**Amended Motion** by Mr. Brandon Beil to notify the Masons of the intent to give Block 111 back to the Lodge and to confirm with Meridian their agreement with the perpetual reverter from Meridian to the Authority as a condition of the proposed Purchase and Sale Agreement. **Second** by Mr. Don Kennedy. All in favor. **Motion carried.**

**Discussion and possible action – “Women’s Center” (2 story stand-alone) – Lake Shore Hospital Campus**

Mr. Dale Williams gave an update regarding requests and the status from various interested parties for the possible use of this building. Discussion.

**UNFINISHED BUSINESS**

None.

**STAFF REPORT**

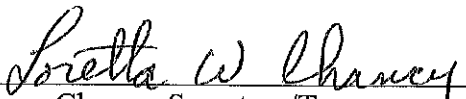
The staff report is in the Trustee packets.


**BOARD MEMBER COMMENTS**

Comments by Mr. Kennedy, and Mr. Beil.

Chairman Douglas adjourned meeting. Meeting adjourned.

Respectfully submitted,

  
Lory Chancy, Secretary/Treasurer

  
Date of Approval