

DRAFT

LAKE SHORE HOSPITAL AUTHORITY
BOARD OF TRUSTEES

Regular Meeting – January 8, 2024, 5:15 p.m.

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

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

Also

Present: Dale Williams, Executive Director
Cynthia Watson
Karl Plenge, NOC
Barbara Lemley
Stew Lilker, Col. Cty. Observer
Don Savoie, Meridian Behavioral
Healthcare
Karl Plenge, NOC
Dwayne Cunningham, Director of Facilities Operations
Sonja Markham, LSHA Staff
Todd Kennon, Attorney
Morgan McMullen, Lake City Reporter
Lauren Cohn, Meridian Behavioral
Healthcare
Richard Powell, Accountant
Dylan Adams

3 participants participated in the LSHA Virtual Regular Board Meeting.

CALL TO ORDER

Chairman Douglas called the in person/virtual January 8, 2024, Regular Meeting to order at 5:15 P.M. Chairman Douglas called for additions/deletions to the agenda. There were none. **Motion** by Mr. Brandon Beil to approve the adoption of the agenda. **Second** by Mr. Don Kennedy. All in favor. **Motion carried.**

INDIVIDUAL APPEARANCES

Mr. Stephen Bailey, CARC.

Ms. Barbara Lemley (requested to hold her comments until the item(s) were discussed by the Trustees).

CONSENT AGENDA

Chairman Douglas called for a Motion to approve the Consent Agenda. **Motion** by Mr. Brandon Beil to approve adoption of the Consent Agenda. **Second** by Mr. Don Kennedy. Mrs. Lory Chancy abstained. Discussion by Mr. Kennon regarding law pertaining to abstaining from voting. After the discussion, Trustee Chancy voted no on the Consent Agenda. **Motion carried 3 to 1.**

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LSHA - Regular Meeting Minutes
January 8, 2024

NEW BUSINESS

PUBLIC HEARING – A public hearing to declare the parcel(s) of land known as the former Lake Shore Hospital as surplus property and to authorize disposal of said surplus property in a manner approved by the Lake Shore Hospital Authority Board of Trustees.

Public Comments were called for. There were no public comments; therefore, the public hearing was closed. Board Member comments and discussion included welcoming Mr. Jerry Bullard to the LSHA Board of Trustees. **Motion** by Mr. Brandon Beil to declare the parcel(s) of land known as the former Lake Shore Hospital as surplus property and to authorize disposal of said surplus property in a manner approved by the Lake Shore Hospital Authority Board of Trustees. **Second** by Mr. Don Kennedy. Mr. Don Kennedy requested roll call votes for all motions. Discussion. Roll call vote. Mrs. Lory Chancy – no. Mr. Don Kennedy – yes. Mr. Jerry Bullard – yes. Mr. Brandon Beil – yes. **Motion carried 3 to 1.**

PUBLIC HEARING – A public hearing to declare Block 111 within the City of Lake City as surplus property and to authorize disposal of said surplus property in a manner approved by the Lake Shore Hospital Board of Trustees.

Public Comments were called for. Comments by Ms. Lemley and Mr. Lilker. The Public Hearing was closed. Board member comments and discussion. **Motion** by Mr. Brandon Beil to declare Block 111 within the City of Lake City as surplus property and to authorize disposal of said surplus property in a manner approved by the Lake Shore Hospital Board of Trustees. **Second** by Mr. Don Kennedy. Roll call vote. Mrs. Lory Chancy – no. Mr. Don Kennedy – yes. Mr. Jerry Bullard – yes. Mr. Brandon Beil – yes. **Motion carried 3 to 1.**

PUBLIC HEARING – A public hearing to declare all tangible personal property, including all furniture, fixtures, and equipment, located in the building formerly known as the Lake Shore Hospital as surplus property and to authorize disposal in a manner approved by the Lake Shore Hospital Authority Board of Trustees.

Public Comments were called for. Comments by Ms. Lemley and Mr. Lilker. The Public Hearing was closed. Board Member comments and discussion. **Motion** by Mr. Brandon Beil to declare all tangible personal property, including all furniture, fixtures, and equipment, located in the building formerly known as the Lake Shore Hospital as surplus property and to determine the method of disposal at a future date. **Second** by Mr. Don Kennedy. Roll call vote. Mrs. Lory Chancy – yes. Mr. Don Kennedy – yes. Mr. Jerry Bullard – yes. Mr. Brandon Beil – yes. All in favor. **Motion carried.**

Discussion and possible action – Transfer of the former Lake Shore Hospital Building, including the adjacent parking lot, to Meridian Behavioral Healthcare consistent with the terms and conditions of the existing “Agreement for the Purchase and Sale” of Real Property and subject to identification of additional parcels of real property to be transferred to Meridian and personal property to be transferred to Meridian.

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LSHA - Regular Meeting Minutes
January 8, 2024

Comments by Ms. Lemley and Mr. Lilker. Comments and discussion by the Trustees. Mr. Todd Kennon updated the Trustees on the issues remaining. (Update #1) The duration of any reverter rights and use restrictions held by LSHA or its successors under the Agreement must not exceed thirty (30) years from the date of closing. (Update #2) LSHA must resolve, at its expense, through a legally binding termination and release entered into by the Masons prior to closing, any reverter or use restriction rights held by the Masons on the parking lot parcel (Block 111) and any other parcel to be conveyed by LSHA to Meridian under the Agreement. Mr. Powell recommends the shorter the reverter, the better. Mr. Powell is of the opinion that LSHA would be responsible for additional expenses should the building be returned to the Authority. **Motion** by Mr. Brandon Beil to transfer the former Lake Shore Hospital building, including the adjacent parking lot (Block 111) to Meridian Behavioral Healthcare consistent with the terms and conditions of the existing “Agreement for the Purchase and Sale” of Real Property and subject to identification of additional parcels of real property to be transferred contingent upon a thirty (30) year reverter clause and resolution of Block 111 with the Masons. Discussion. **Second** by Mr. Don Kennedy. Further Discussion. The Trustees feel they need additional information from the Masons before moving forward with Meridian Behavioral Healthcare. **Motion** by Mr. Brandon Beil to offer the Masons \$25,000 for any reverter interest held by the Masons. Mr. Kennon asked for clarification on the Motion. **Original Motion rescinded** by Mr. Beil. **Second rescinded** by Mr. Kennedy. **Motion** by Mr. Beil to offer the Masons \$25,000 for the parking lot (Block 111). **Second** by Mr. Kennedy. Discussion. Roll call vote. Mrs. Lory Chancy – yes. Mr. Don Kennedy – yes. Mr. Jerry Bullard – yes. Mr. Brandon Beil – yes. All in favor. **Motion carried.**

Discussion between Trustees on “LSHA Meeting Rules and Procedures” regarding when public comments should be made in relation to a motion.

Motion by Mr. Brandon Beil to return Block 111 by deed to the Masons if they do not accept the \$25,000. Discussion. **Second** by Mrs. Lory Chancy. Discussion. **Motion Amended** by Mr. Brandon Beil to offer a land swap for different property on the LSHA campus or be open to a counteroffer of the \$25,000 (in addition to deeding Block 111 back to the Masons). **Second** by Mrs. Lory Chancy. Roll call vote. Mrs. Lory Chancy – yes. Mr. Don Kennedy – yes. Mr. Jerry Bullard – yes. Mr. Brandon Beil – yes. All in favor. **Motion carried.**

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 continues regarding The Masons. Mr. Savoie speaks regarding Block 111.

Discussion and possible action – Status of land parcels deeded to the City of Lake City from the Lake Shore Hospital Authority for the construction of a new City Hall (2020).

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LSHA - Regular Meeting Minutes
January 8, 2024

Motion by Mrs. Lory Chancy to let the reverter clause on the land parcels take effect giving it back to the LSHA until the hospital issues are settled. Public Comments by Mr. Stew Lilker. Meeting Rules and Procedures for the LSHA are addressed again regarding public comments. Public Comments by Mr. Adams, and Ms. Lemley. Discussion. **Second** by Mr. Kennedy, if the Motion will include that Mr. Williams write a letter to the City of Lake City. **Motion Amended** by Mrs. Lory Chancy to include permission for Mr. Williams to prepare the letter. **Second** by Mr. Don Kennedy. Roll call vote. Mrs. Lory Chancy – yes. Mr. Don Kennedy – yes. Mr. Jerry Bullard – yes. Mr. Brandon Beil – yes. All in favor. **Motion carried.**

Discussion and possible action – January 22, 2024, Special Meeting

Due to conflicts, the January 22nd Special Meeting has been cancelled. The Special Meeting was rescheduled for Tuesday, January 30th. Third Circuit Court Administration has requested to make a presentation to the Trustees regarding space needs. In addition, the Trustees are hopeful that further discussion may be held regarding the reverter issue with Lake Shore Hospital.

UNFINISHED BUSINESS

None.

STAFF REPORT

The staff report is in the Trustee packets.

BOARD MEMBER COMMENTS

Trustees welcome Mr. Jerry Bullard to the Authority Board. Meeting adjourned.

Respectfully submitted,

Lory Chancy, Secretary/Treasurer

Date of Approval

DRAFT

**LAKE SHORE HOSPITAL AUTHORITY
BOARD OF TRUSTEES**

Special Meeting – January 30, 2024, 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

Absent: Jerry Bullard, Trustee

Also

Present: Dale Williams, Executive Director
Todd Kennon, Attorney
Jamie Wachter, Lake City Reporter
Lauren Cohn, Meridian Behavioral
Healthcare
Don Savoie, Meridian Behavioral
Healthcare
Melissa Olin, Circuit Judge
Alisha Newman
David Kraus, County Manager
Chuck Hydovitz, Trial Court Administrator
Tim Murphy, County Commissioner

Sonja Markham, LSHA Staff
Karl Plenge, NOC
Barbara Lemley
Richard Powell, Accountant
Sylvester Warren
Tim Atkinson
Laura Ann Fowler Gardner
James Olin
Lisa Roberts, Columbia County

6 participants participated in the LSHA Virtual Special Board Meeting.

CALL TO ORDER

Chairman Douglas called the in person/virtual January 30, 2024, Special Meeting to order at 5:15 P.M. Chairman Douglas called for additions/deletions to the agenda. There were none. **Motion** by Mr. Brandon Beil to approve the adoption of the agenda. **Second** by Mrs. Lory Chancy. All in favor. **Motion carried.**

INDIVIDUAL APPEARANCES

Ms. Barbara Lemley (requested to hold her comments until the item(s) were discussed by the Trustees).

Mr. Sylvester Warren (requested to hold his comments until the item(s) were discussed by the Trustees).

Mr. Tim Atkinson

NEW BUSINESS

Hear a presentation from the Third Judicial Circuit requesting the use of the “Women’s Center” on the campus of the Lake Shore Hospital to house the offices of the Third Judicial Circuit Court Administration. Final action on the request may be taken.

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LSHA - Special Meeting Minutes
January 30, 2024

Mr. David Kraus, County Manager and Judge Melissa Olin, Third Judicial Circuit Chief Judge, requested the use of the Women's Center to house the Third Judicial Circuit Court Administration. Discussion. Mr. Dale Williams reminded the Trustees that there will be certain building requirements that will need to be performed on the building prior to use of the building. Public Comments by Ms. Lemley and Mr. Warren. Discussion. The LSHA Board authorized Mr. Williams to proceed with discussions with Court Administration. This item will be placed on the next meeting agenda for February 12, 2024.

Hear a progress report from staff regarding ongoing efforts to transfer ownership of Lake Shore Hospital to Meridian Behavioral Healthcare including the resolution of reverter clauses, parcels to be transferred, inventory to be transferred and the resolution of other issues as may be necessary. Final action may be taken.

Mr. Dale Williams and Mr. Todd Kennon updated the Trustees on the reverter issues. Public Comments by Ms. Lemley, Ms. Joy Stevens and Mr. Warren. Discussion.

The meeting was recessed at 6:35 P.M. to change the recording tape. The meeting was called back to order at 6:40 P.M. by Chairman Douglas.

Discussion on reverter issues continued. Public Comments by Mr. Warren. **Motion** by Mr. Don Kennedy to request an appraisal on Lot 111 ASAP with no survey at this time. Trustees agreed to send a representative to discuss the appraised value when received with the Masons. Discussion on Motion. **Second** by Mr. Brandon Beil. Motion was repeated by Mr. Don Kennedy as requested by Mrs. Chancy. Roll call vote. Mrs. Lory Chancy – yes. Mr. Don Kennedy – yes. Mr. Brandon Beil – yes. All in favor. **Motion carried.**

Mr. Williams requested the Trustees to waive the Authority Purchasing Policy for Mr. Kennon to expedite the appraisal. **Motion** by Mr. Brandon Beil to waive the Purchasing Policy for Mr. Kennon to move forward with the appraisal. **Second** by Mrs. Lory Chancy. All in favor. **Motion carried.**

UNFINISHED BUSINESS

None.

BOARD MEMBER COMMENTS

Mr. Don Kennedy.

Meeting adjourned.

Respectfully submitted,

Lory Chancy, Secretary/Treasurer

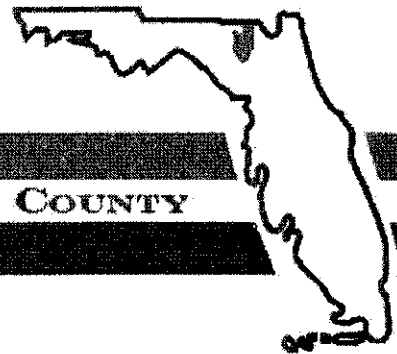
Date of Approval

01:28:06 Lee: why is the host not allowing participants to be unmuted?

01:30:08 Lake Shore Hospital Authority, Lake City, FL: Raise your hand and the chair can recognize you.

01:30:36 Lee: what i would like to know is why most of the board members think that meridian is suitable to take over this large hospital?

District No. 1 - Ronald Williams
District No. 2 - Rocky Ford
District No. 3 - Robby Hollingsworth
District No. 4 - Everett Phillips
District No. 5 - Tim Murphy



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

February 6, 2024

Dale Williams
Executive Director
Lake Shore Hospital Authority
VIA Email: dwc10115@gmail.com

Re: Terms of potential Lease Agreement for Women's Center Office Building

Dear Dale,

I am writing to follow up on our meeting of February 5, 2024 that included Chief Judge Olin, Charles Hydovitz, Commissioner Rocky Ford, County Manager Kraus, and Lisa Roberts. The County and Court Administration have a shared interest in relocating the court's current administrative service offices and staff at NW American Lane to the Lake Shore Hospital Authority's two-story office building commonly known as the "Women's Center", as well as the parking lots on that same block at NE Methodist Terrace.

The county presently rents the facilities at NW American Lane with annual rent of \$66,575.00, which rent includes utilities for the building. Each county within the circuit pays a pro rata share of that rent. To keep Columbia County and other counties within the circuit within their budgets, the county is proposing that the parties stick to the current budget amounts.

Though the building is currently vacant, you shared with us that it likely requires repairs and maintenance to come into a condition suitable for the court's purposes. The areas of concern include bringing the building's elevator into regulatory compliance, maintenance and possible replacement of HCAV components, upgrading lighting throughout the building, running telecommunications and network wiring throughout the building, clearing and trimming overgrown trees and landscaping, pressure washing the building's exterior, and painting the interior and exterior of the building. This list is not exclusive as we all agreed it is possible additional extraordinary maintenance and repair work may come to light. We also discussed that the county and court will need to upgrade or install security commensurate with the level of security used at the courthouse.

To the extent the county or the counties within the circuit fund these repairs or improvements to the premises, the Hospital Authority would credit back these payments in the form of rent forgiveness. For example if the court or county spends five thousand dollars


to repair the HVAC system, that same amount would be forgiven from the next rental payment. Your office would work closely with court administration and the county to reconcile these credits as they occur.

The purpose of this letter is to afford you and opportunity to discuss with the Hospital Authority Board the possibility of entering into such a lease.

Those at the meeting were in agreement that this proposal is inherently advantageous to the public. It brings important court services closer to the county courthouse, adds substantial square footage to house additional court services, maintains the same budget already approved by counties within the circuit, allows for the maintenance and upkeep of publicly owned offices rather than private sector property, and keeps revenue within the public sector where it can be applied to further public purposes such as the provision of indigent care. We are all in agreement that such a lease, if negotiated, would be subject to Board of County Commissioners and court administration approval.

I am happy to discuss any questions or concerns that may arise after you present this to your board. As Judge Olin and Mr. Hydovitz indicated, the court would like to have a clear direction in this matter sooner than later in case preparations need to be made to bring the building up to acceptable conditions for court use.

Sincerely,



Joel F. Foreman
County Attorney

CC via email only

Hon. Melissa Olin
Charles Hydovitz
David Kraus, County Manager
Lisa Roberts

LAKE SHORE HOSPITAL AUTHORITY
 BUILDINGS ADMINISTRATION FUND
 BUDGET AMENDMENT 2024-1
 FISCAL YEAR 2023-2024

	APPROVED BUDGET	AMENDMENT	AS AMENDED
Auto Exp	\$ 1,000		\$ 1,000
Computer/Internet	500	200	700
Dues/Subscriptions			
Insurance	74,000		74,000
Lawn Main	12,000	2,910	14,910
Office Exp	400	500	900
Total payroll	39,500	9,100	48,600
Pest control	2,800	675	3,475
Postage			
Professional Fees	1,100		1,100
Repair/Equipment	5,500	1,000	6,500
Security	47,200	12,500	59,700
Utility - Electric	60,000	15,000	75,000
Fire Alarm	1,000		1,000
Utility - Garbage Disposal			
Utility - Phone	3,000	500	3,500
Utility - Water/Sewage	30,000	8,000	38,000
	\$ 278,000	\$ 50,385	\$ 328,385

FUNDED BY:

Beginning Cash	\$ 200,000	\$ -	\$ 200,000
Transfer from General Fund	78,000	50,385	128,385
	\$ 278,000	\$ 50,385	\$ 328,385

LAKE SHORE HOSPITAL AUTHORITY
 BUILDING ADMINISTRATION FUND BUDGETARY STATUS
 2023-2024 FISCAL YEAR

	ACTUAL		ESTIMATED		TOTAL	APPROVED	PROJECTED			
	<u>Oct-23</u>	<u>Nov-23</u>	<u>Dec-23</u>	<u>Jan-24</u>		BUDGET	<u>Feb-24</u>	<u>Mar-24</u>	<u>Apr-24</u>	<u>May-24</u>
Auto Exp	\$ 750				\$ 750	\$ 1,000				
Bank Fees										
Building Renovations										
Computer/Internet	158	158	158		475	500	200	200	200	200
Dues/Subscriptions										
Insurance	73,913				73,913	74,000				
Lawn Main	2,910	2,910	2,910	2,910	11,640	12,000	2,910	2,910	2,910	2,910
Licenses										
Misc										
Office Exp			232		232	400	500	500	500	500
Total payroll	8,246	8,345	12,518	10,000	39,109	39,500	9,100	9,100	9,100	9,100
Pest control	673	673	673	673	2,692	2,800	675	675	975	975
Postage										
Professional Fees	1,030				1,030	1,100				
Repair/Equipment	1,125	622	1,591	2,000	5,339	5,500	1,000	1,000	1,000	1,000
Security	12,454	12,473	9,639	12,000	46,566	47,200	12,500	12,500	12,500	12,500
Utility - Electric	15,042	10,293	18,588	18,000	61,923	60,000	15,000	15,000	15,000	15,000
Fire Alarm			542		542	1,000				
Utility - Garbage Disposal										
Utility - Phone	686	704	482	500	2,373	3,000	500	500	500	500
Utility - Water/Sewage	5,848	5,932	9,956	8,000	29,736	30,000	8,000	8,000	8,000	8,000
	\$ 122,836	\$ 42,110	\$ 57,291	\$ 54,083	\$ 276,321	\$ 278,000	\$ 50,385	\$ 50,385	\$ 50,685	\$ 50,685

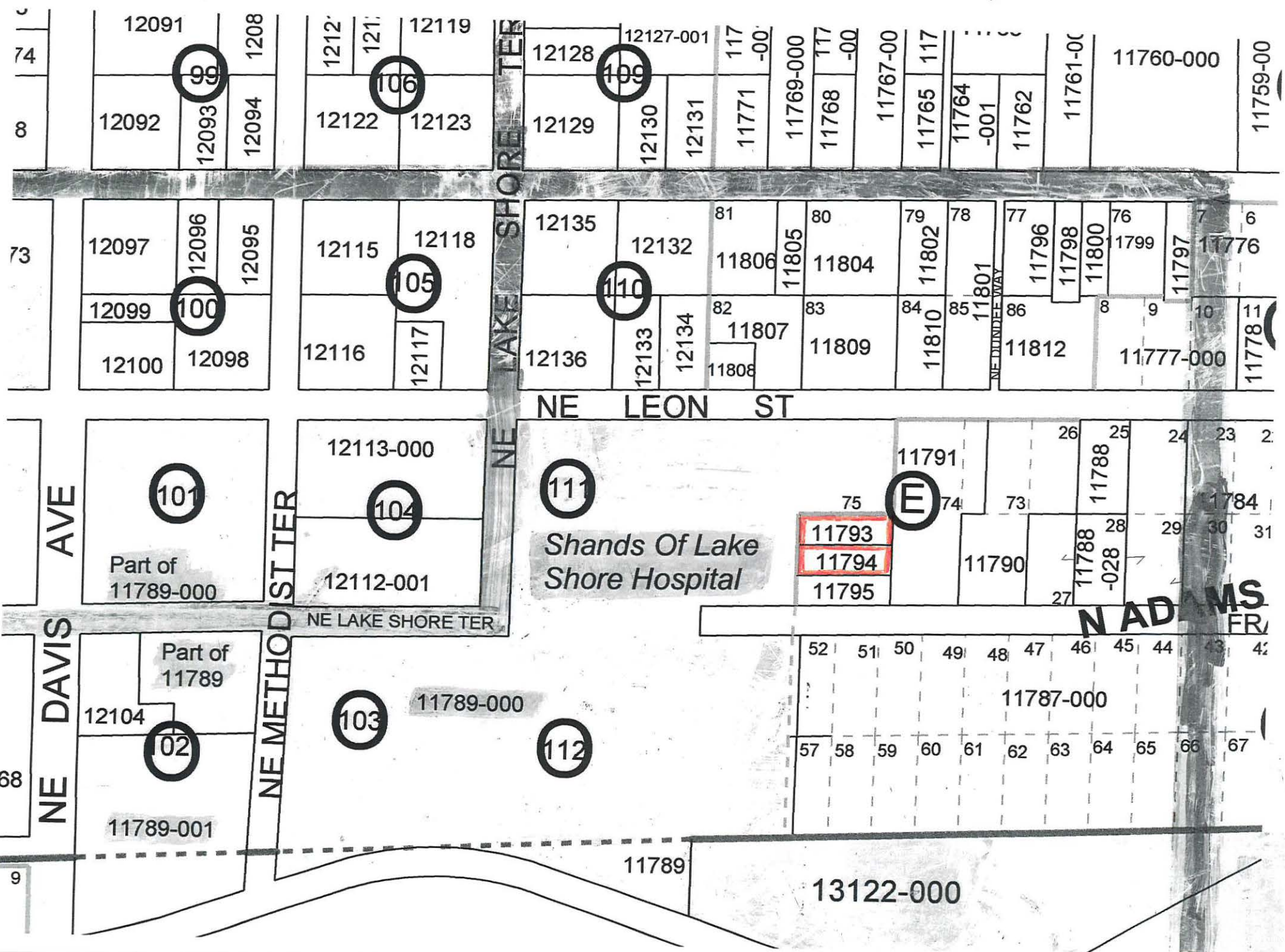
January 5, 2024

TO: LSHA Trustees

FR: Dale Williams

RE: Surplus Property

The 2 small parcels shown on the attached plat were inadvertently omitted from the previous agenda where several parcels of Authority owned land were declared surplus. These parcels have been scheduled as Public Hearings for consideration as additional surplus property.



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N ADAMS FR

Shands Of Lake Shore Hospital

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ROBINSON KENNON & KENDRON, P.A.

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

ATTORNEYS AT LAW
582 W. DUVAL STREET
LAKE CITY, FLORIDA 32055
TEL (386) 755-1334 FAX (386) 755-1336
WWW.RKKATTORNEYS.COM

THOMAS J. KENNON ††
JOHN J. KENDRON
STEPHEN P. MERCER
KELLEN G. VINCENT

February 1, 2024

Chase Moses
Sent via email

Re: Lake Shore Hospital Authority and Block 111

Dear Chase:

This will confirm our conversation regarding an appraisal of Block 111 certified to the Lake Shore Hospital Authority. It is my understanding that Don Savoie at Meridian will contact you by email to authorize the use of the data utilized in preparing the Meridian appraisal for the same property. Mr. Savoie indicated that if you have any questions concerning the wording of his authorization, contact him directly.

Once you have completed the appraisal to be certified to the Authority, please forward to me to settle with your invoice which I will pay.

Thank you for your assistance and please contact me if you have any questions.

Respectfully submitted,

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

Thomas J. Kennon, III
For the Firm

TJK/alj

Cc: Dale Williams
Sonja Markham

Sonja Markham

From: Amanda Craig <amanda_craig@MBHCI.org>
Sent: Thursday, January 25, 2024 9:17 AM
To: Dwayne Cunningham; Sonja Markham
Subject: Re: Sonja @ LSHA EMAIL

Good Morning Sonja, we would like to utilize Suite 101 for our community-based programs that are in desperate need of office space. We have our Community Act Team or CAT Team (that has outgrown their Currently location, they have a shared space and our company vehicles that they are currently working out of). Our Mobile Response Team is a team that needs to be able to respond to emergency calls within 45 minutes (right now they are working out of our company cars). Having this additional space significantly helps Meridian serve the clients that are in need during a crisis, we will have space to store items to be able to give to the homeless and/or families in need.

From: Dwayne Cunningham <dwayne@lakeshoreha.org>
Sent: Thursday, January 25, 2024 8:50 AM
To: Sonja Markham <sonja@lakeshoreha.org>; Amanda Craig <amanda_craig@MBHCI.org>
Subject: Re: Sonja @ LSHA EMAIL

CAUTION: This email originated from outside of Meridian. Whether you know the sender or not, do not click links or open attachments you were not expecting.

Dwayne Cunningham
Director of Facilities Operations
T: (386) 365-8621
E: Dwayne@lakeshoreha.org

*Lake Shore Hospital Building
259 NE Franklin Street suite 102
Lake City, FL 32055*



From: Sonja Markham <sonja@lakeshoreha.org>
Sent: Thursday, January 25, 2024 8:14 AM
To: Amanda Craig <amanda_craig@MBHCI.org>
Cc: Dwayne Cunningham <dwayne@lakeshoreha.org>
Subject: RE: Sonja @ LSHA EMAIL

Good morning,

Amanda, I know we have discussed over the telephone the need for the space. Can you please put in an email why this space is being requested.

Dwayne,
Can you get me the square footage for suite 101?

January 5, 2024

TO: LSHA Trustees

FR: Dale Williams

RE: Elevator Maintenance Contract

The Authority's elevator maintenance contractor is requesting an 8.9% increase for the annual elevator maintenance contract (attached). Increases of more than 5% require Trustee approval. Staff recommends approval.



MAINTENANCE INVOICE

TK Elevator Corporation
 3100 Interstate North Cir SE Ste 500
 Atlanta, GA 30339-2227

INVOICE DATE: 02/01/2024
CUSTOMER #: 105826
JOB #: US88488
INVOICE #: 3007696004
PO #:
SERVICE DATE: 02/01/2024 TO 01/31/2025
TERMS: IMMEDIATE
TOTAL DUE: \$3,278.89

BILL TO:

6818 1 MB 0.571 E0135X I0301 D12371787822 S2 P10113318 0001:0002

TO VIEW AND PAY ONLINE GO TO:	https://tkelevator.billtrust.com
USE THIS ENROLLMENT TOKEN:	GRD GHR WHD



ATTN: ACCOUNTS PAYABLE
 LAKESHORE ADMINISTRATION BUILD
 259 NE FRANKLIN ST STE 102
 LAKE CITY FL 32055-2983

SHIP TO:
 LAKESHORE ADMIN BLDG
 259 NE FRANKLIN ST STE 102
 LAKE CITY FL 32055-2983

ITEM	QUANTITY	DESCRIPTION	EXTENDED AMOUNT
C131US	1	GAINESVILLE BRANCH This is a billing for the service period referenced above. Gold - Full Maintenance, Customer pays full amount of Overtime - Elevator - With Phone Monitoring LAKESHORE ADMIN BLDG <i>last yr 300819</i>	\$3,278.89

CREDIT CARD SURCHARGE and LATE FEES.



As banks continue to raise their credit card processing costs charged to merchants, it has become necessary to add a surcharge fee for credit card payments made on our billing and payments portal. Effective February 12, 2024, a 3% surcharge will be applied to credit card payments.

To avoid the surcharge fee, simply pay using ACH via our billing and payments portal: TKELEVATOR.BILLTRUST.COM.

Additionally, interest fees may be applied to all late payments. To avoid any interest fees on late payments, please set up AutoPay in your online billing account settings for quick and easy recurring payments.

AMOUNT	DISCOUNT	SUBTOTAL	SALES TAX	PLEASE PAY
\$3,278.89	\$0.00	\$3,278.89	\$0.00	\$3,278.89

For Service Related or General Questions, please call 352-376-2241. For Billing or Payment questions, please call 678-553-3579.

Goods or services covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended.

RETURN THIS PORTION WITH YOUR PAYMENT IN THE ENVELOPE PROVIDED WITH THE REMITTANCE ADDRESS VISIBLE



TK Elevator Corporation
 3100 Interstate North Cir SE Ste 500
 Atlanta, GA 30339-2227

INVOICE DATE: 02/01/2024
CUSTOMER #: 105826
JOB #: US88488
INVOICE #: 3007696004
PO #:
SERVICE DATE: 02/01/2024 TO 01/31/2025
TERMS: IMMEDIATE
TOTAL DUE: 3,278.89

REMIT PAYMENT TO:



TK Elevator Corporation
 PO BOX 3796
 CAROL STREAM, IL 60132-3796

LAKESHORE ADMINISTRATION BUILD

Amount Enclosed: \$ _____

Payment Method		
<input type="checkbox"/> Personal Check Enclosed	<input type="checkbox"/> Money Order Enclosed	<input type="checkbox"/> Cashiers Check Enclosed
Please Make Check Payment To:		
TK Elevator Corporation		

0001:0002

Staff Report
February 12, 2024 Regular Meeting

NEW	0
RENEW	1
INELIGIBLE (INCOME OR OTHER)	0
TOTAL CLIENTS SEEN IN OFFICE IN JANUARY	1
ACTIVE MEMBERS	23
PUBLIC VISITS	5
PRIMARY CARE VISITS – 2 LOCATIONS	
December, 2023	5
YTD (Fiscal year October – Sept)	30
PHARMACY USAGE	
December 2023	
PATIENTS SERVED	19
RX'S FILLED	60