

**LAKE SHORE HOSPITAL AUTHORITY
BOARD OF TRUSTEES**

Special Meeting – February 26, 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
Don Kennedy, Trustee

Lory Chancy – Secretary/Treasurer
Jerry Bullard, Trustee

Absent:

Also

Present: Dale Williams, Executive Director
Todd Kennon, Attorney
Barbara Lemley
Melissa Olin, Circuit Judge
James Olin
Sylvester Warren
Richard Powell, Accountant
Sylvester Warren
Lisa Roberts, Columbia County
Darian Mayo

Sonja Markham, LSHA Staff
Karl Plenge, NOC
Chuck Hydovitz, Trial Court Administrator
Richard Tomkins, Mason Member
Tim Atkinson
Dr. Erica Mayo
Tony Britt, LCR
Ricky Mayo
David Kraus, County Manager
Denise Mayo

4 participants participated in the LSHA Virtual Regular Board Meeting.

CALL TO ORDER

Chairman Douglas called the in person/virtual February 26, 2024, Special Meeting to order at 5:15 P.M. **Motion** by Mr. Brandon Beil to approve the adoption of the agenda. **Second** by Mrs. Lory Chancy. All in favor. **Motion carried.**

INDIVIDUAL APPEARANCES

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

Mr. Tim Atkinson (requested to hold comments until the item(s) were discussed by the Trustees).
Mr. Stew Lilker

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

Mr. Richard Tompkins (requested to hold comments until the progress report regarding Meridian Behavioral Healthcare is discussed by the Trustees).

NEW BUSINESS

Hear a presentation from Erica Mayo – Mayo Pharmacy and Wellness Center. Final action on the request may be taken.

Mr. Dale Williams gave background information on Dr. Erica Mayo. Mr. Williams is requesting approval from the Trustees to proceed with a Contract/Agreement with Dr. Mayo for the Trustees to consider. Presentation made by Dr. Erica Mayo. Questions were asked by the Trustees. Discussion. Public Comments by Ms. Lemley, Mr. Joseph Sherrill (chat comments over zoom) and Mr. Tim Atkinson. Trustees acknowledged agreement for Mr. Kennon to proceed with final research regarding Dr. Erica Mayo's presentation. (Presentation attached)

Hear a presentation from Corey Cooper. Final action on the request may be taken.

Mr. Cooper had a conflict and could not attend the Special Meeting. Mr. Williams updated the Trustees on Mr. Cooper's proposal. Mr. Cooper is proposing an Acute Rehabilitation Clinic for the Lake Shore Campus; therefore, hospital beds are needed. Mr. Williams explained to Mr. Cooper the current status of the hospital. Discussion. Mr. Williams will arrange a meeting between Mr. Cooper and Meridian. (Memo from Mr. Williams and Executive Summary attached). Public Comments by Ms. Lemley.

Request 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 may be taken.

Mr. Dale Williams updated the Trustees on the status of the Women's Center after meeting with Dr. Mayo and Mr. Cooper. Mr. Kennon was asked to research if leasing an Authority owned building for a non-medical use was permissible under the enabling legislation of the Authority. Mr. Kennon believes the Authority can move forward with an Interlocal agreement with the Third Judicial Circuit. Discussion. Comments by Dr. Mayo regarding a dental clinic at the Women's Center. Discussion. Public Comments by Ms. Lemley. Discussion. **Motion** by Mrs. Lory Chancy to look into lease negotiations. **Motion died** due to lack of a Second. **Motion** by Mr. Don Kennedy to place on the March Agenda to have a public hearing to declare the Women's Center building surplus property. **Second** by Mr. Jerry Bullard. Roll call vote – Mrs. Lory Chancy – no, Mr. Don Kennedy – yes, Mr. Jerry Bullard – yes, Mr. Brandon Beil – no. Due to a tied vote, Chairman Douglas voted – Yes. **Motion carried 3 to 2.**

Request from Meridian Behavioral Healthcare regarding use of Suite 101. Final action may be taken.

Mr. Williams updated the Trustees on Suite 101. There is an interest in Suite 101 regarding dental care. Mr. Williams's recommendation is to exhaust the conversation regarding dental before action is taken on #101. Public comments by Ms. Lemley.

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.

Request from Meridian Behavioral Healthcare regarding use of Suite 101 continues. Discussion. Mrs. Chancy requested Mr. Williams to ask Meridian if they would be interested in a room

upstairs. Mr. Beil suggested the Women’s Center as a dental clinic. This item will be placed on the March agenda and Mr. Williams will update the Trustees on the status of a dental clinic.

Declare parcel(s) of land #11793 and #11794 owned by the Lake Shore Hospital Authority as surplus property and authorize disposal of said surplus property in a manner approved by the Lake Shore Hospital Authority Board of Trustees.

Mr. Williams updated the Trustees on these parcels and informed the Trustees of a metal building next to these parcels and this building has useful potential. If the parcels are declared surplus there is an heir to the property who would like an opportunity to bid on the parcels. Public Comments by Ms. Lemley. Discussion. **Motion** by Mr. Brandon Beil to declare parcels #11793 and 11794 as surplus. **Second** by Mr. Don Kennedy. Roll call vote – Mrs. Lory Chancy – no, Mr. Don Kennedy – yes, Mr. Jerry Bullard – no, Mr. Brandon Beil – yes. Due to a tied vote, Chairman Douglas voted – Yes. **Motion carried 3 to 2.**

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.

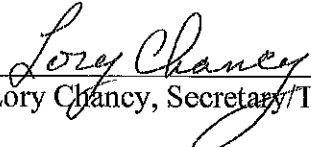
Mr. Richard Tompkins spoke on behalf of Masonic Lodge #27. Mr. Tompkins read from Special Warranty Deed, Book 28, page 217 the conditions of the Special Warranty Deed. Mr. Todd Kennon informed the Trustees the appraisal was received right before 5:00 pm on 2-26-2024. Mr. Kennon needs to confirm with Mr. Chase Moses the value of the parking lot with improvements to the parking lot vs. pre-improvement value. Mr. Beil would like a copy of the Reverter clause. Mr. Kennon will provide clarification of the two (2) different values and a copy of the Reverter clause for the Trustees prior to the next meeting. Public comments by Ms. Lemley. Discussion. Mr. Tompkins advised the Trustees the Masons meet the first and third Thursday of each month, and explained their procedures. **Motion** by Mr. Brandon Beil to table any further discussion or action until the March meeting. **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.**

BOARD MEMBER COMMENTS

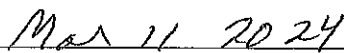
Mrs. Chancy asked how much the maximum Authority could pay for something. Mr. Kennon stated normally fair market value.

Meeting adjourned.

Respectfully submitted,



Lory Chancy, Secretary/Treasurer



Date of Approval

17:14:02 From shelley_stroud to Everyone:
I can not hear anything. Has the meeting started

17:14:14 From joy stevens to Everyone:
i cant hear

17:14:54 From joy stevens to Everyone:
hello

17:41:50 From Meridian Behavioral Healthcare Violations Survival to Everyone:

Look at LINKEDIN SOCIAL MEDIA GROUP MERIDIAN BEHAVIORAL HEALTHCARE Inc. BY JOSEPH SHERRILL.

If you can find all the Violations on your first pass?

I will begin your campaign s

17:43:41 From shelley_stroud to Everyone:
I have no comment

17:45:21 From Meridian Behavioral Healthcare Violations Survival to Everyone:

I'm also on 904 2900235

17:46:33 From Meridian Behavioral Healthcare Violations Survival to Everyone:

Unmute 904 290 0235 please

17:46:38 From joy stevens to Everyone:

hi joesph

17:48:04 From Meridian Behavioral Healthcare
Violations Survival to Everyone:

Meridian Behavioral Healthcare Inc

Liar, Law Firms, Show me the
difference?

17:48:38 From Meridian Behavioral Healthcare
Violations Survival to Everyone:

William Wall of Meridian Behavioral
Healthcare Inc is HITLER AND I'M HIS JEWISH
POPULATION

17:48:55 From Meridian Behavioral Healthcare
Violations Survival to Everyone:

Look at LINKEDIN SOCIAL MEDIA GROUP
MERIDIAN BEHAVIORAL HEALTHCARE BY JOSEPH
SHERRILL

17:49:32 From Meridian Behavioral Healthcare
Violations Survival to Everyone:

Mental health violations behind the
HIPAA CURTAIN

17:49:51 From Meridian Behavioral Healthcare
Violations Survival to Everyone:

Torcher Botched Psychological records

17:50:18 From Meridian Behavioral Healthcare
Violations Survival to Everyone:

Meridian Behavioral Healthcare Inc and

Renee Morrissette

17:50:31 From Meridian Behavioral Healthcare
Violations Survival to Everyone:

Denied my recovery

17:52:48 From Meridian Behavioral Healthcare
Violations Survival to Everyone:

Illegal Law Firms owned meridian
conspiracy on LinkedIn social media group
Meridian Behavioral Healthcare Inc and Renee
Morrissette William Wall

The Life destruction psychological
teardown tactics from meridian s artificial
intelligence CHATGPT INVASION OF PRIVACY

Data migration from MBHCI eml

17:53:56 From Meridian Behavioral Healthcare
Violations Survival to Everyone:

Meridian Behavioral Health Care has
destroyed my psychological record they have
falsely stated information on there they took
my positive aspects and busted it up in the
chunks and put it in the very bottom the first
300 pages of my psychological record is all
repetitive and negative and it's incorrect
they've destroyed my reputation refused my
rehabilitation recovery lock me out of society

and they got Chance hospital stealing my devices every time I try to see hospital from the emergency room physical health no mental health medications

17:55:06 From Meridian Behavioral Healthcare Violations Survival to Everyone:

I'm already in Behavioral Healthcare has denied the HIPAA violations by William wall in 2019 William Moore and Renee morissette took it statewide they blocked me out of numerous companies defamation of character my three nonprofits my future my reputation everything it's all destroyed and wasted Behavioral Health Care has watched my records with my psychological records

17:55:49 From Meridian Behavioral Healthcare Violations Survival to Everyone:

Send all the court cases send all the judges get the lawyers get everybody you know go to the social go to LinkedIn social Media group Meridian Behavioral Health Care Incorporated by Joseph Cheryl there's only an eighth of the evidence if that published stay tuned they'll be much more published and they treated me horrible they got me locked out in a camping in the woods getting water from swamp

17:57:14 From Meridian Behavioral Healthcare
Violations Survival to Everyone:

Meridian is going to treat your
patience like s*** behind the HIPAA HIPAA was
put in place to to make a privacy curtain to
protect our first and last names in a personal
data Meridian is using that hidden space to
make to commit hate crimes and tear people's
lives apart and destroy them behind HIPAA
where they can't be recorded reported monitor
regulated or any otherwise known by any kind
of human morality

17:58:15 From Meridian Behavioral Healthcare
Violations Survival to Everyone:

Meridian Behavioral Health Care has
told OCA that meridian's supposed to clean up
their act and stop committing Big Time
violations but instead they're claiming they
don't keep the records and taking a \$5,000
fine instead of facing the real truth of the
illegal operations that are revealed from
within these records that they are claiming
that do not have in which case they did
actually create

17:59:08 From Meridian Behavioral Healthcare
Violations Survival to Everyone:

They provided me psychological and and

psychiatric services and they did not Bill my insurance company for 3 years they did that off the books they destroyed my mental health record my life is destroyed I can't do nothing they've annihilated my record I can't show it to nobody that botched it they bought everybody's records

18:00:10 From Meridian Behavioral Healthcare Violations Survival to Everyone:

I'm already in Behavioral Healthcare has

18:00:55 From Meridian Behavioral Healthcare Violations Survival to Everyone:

Meridian Behavioral Healthcare has got me homeless in the woods for years they have botched my records their employees spread my private information throughout the community they turn the entire city against me their lawyers are offering deals to Chance Hospital to steal my devices so I can't publish their violations that I'm recording this happening within their buildings

18:03:51 From Meridian Behavioral Healthcare Violations Survival to Everyone:

All content will be published in LinkedIn social media group Meridian Behavioral Healthcare Inc Hy Joseph Sherrill

See you there

ENJOY YOUR DINNER I'M CRAMPING ONE
MILE FROM MERIDIAN BEHAVIORAL HEALTHCARE Inc
18:15:16 From Mental Healthcare Violation
Survivor to Everyone:

Combining Life Coach Coalition Corp
and Peer Support Specialist

18:18:00 From Mental Healthcare Violation
Survivor to Everyone:

Using Artificial Intelligence and
world wide computer programming repositories
built to revolutionize The health services for
everyone making mental health Open source Free
if people step up and develop organized open
source initiative

18:19:20 From Mental Healthcare Violation
Survivor to Everyone:

Using facial expression recognition to
uncover what evils are behind the HIPAA
CURTAINS

18:24:46 From joy stevens to Everyone:
hi lauren

18:40:35 From joy stevens to Everyone:
lauren you cant speak up??????

18:41:28 From joy stevens to Everyone:

why dont u answer about all the
accusations

18:42:05 From joy stevens to Everyone:
kick latifa out of that huge office

18:42:29 From joy stevens to Everyone:
lexus too

18:43:25 From joy stevens to Everyone:
why cant the board even speak up about
the vicitims that have spoken

18:46:13 From joy stevens to Everyone:
twinkle

18:48:56 From joy stevens to Everyone:
we have over 100 signatures on my
petition.... the public is speaking

18:50:31 From joy stevens to Everyone:
meridian has Bars sponsoring them!!!!
alcohol sales go to meridian

18:51:15 From joy stevens to Everyone:
gilcrest

February 20, 2024

TO: LSHA Trustees

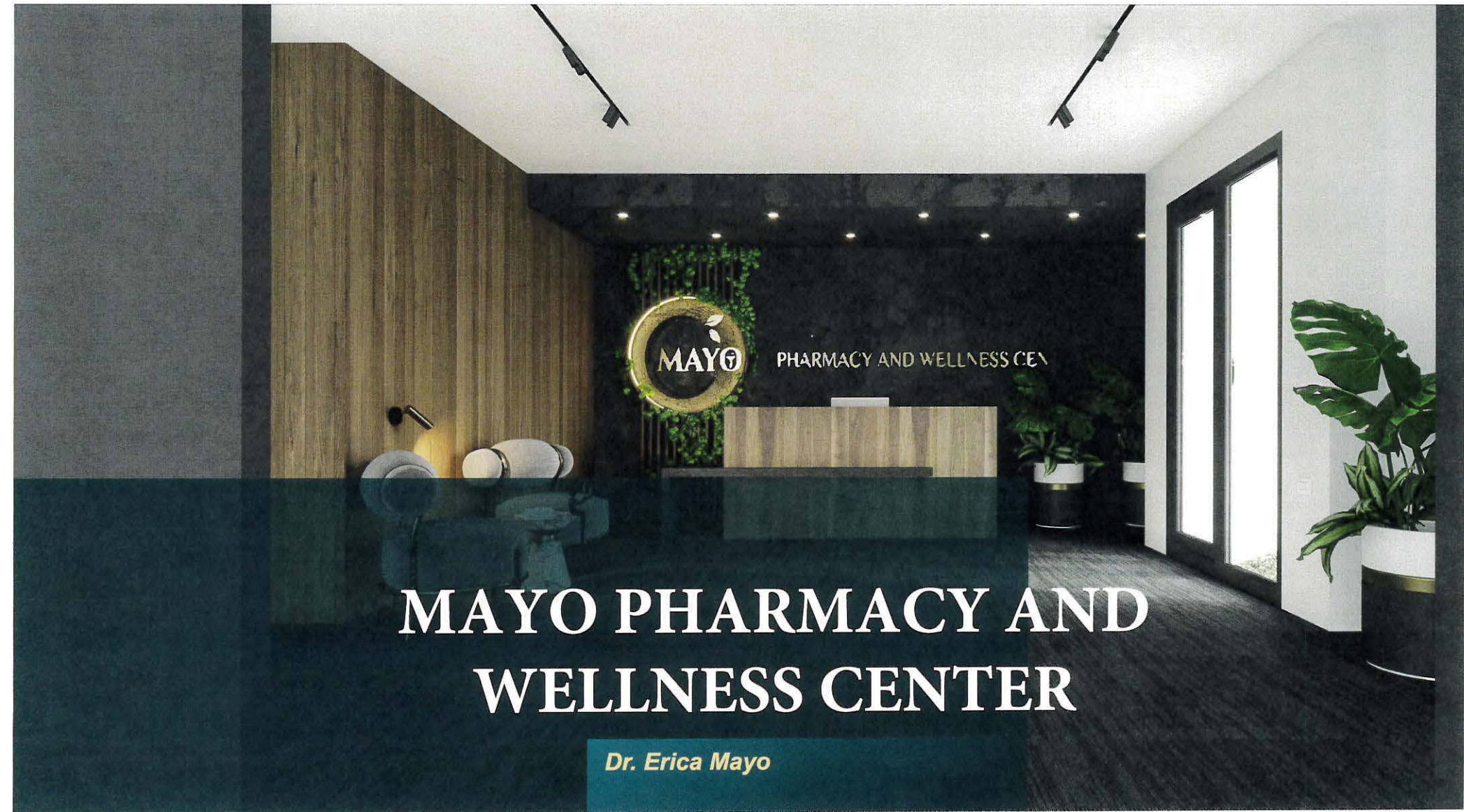
FR: Dale Williams

RE: Mayo Pharmacy and Wellness Center

This is to advise that Todd Kennon and I had the opportunity to meet with Ms. Mayo on February 20, 2024. Ms. Mayo's proposal was discussed. These are my comments regarding the meeting:

The proposed "Mayo Pharmacy and Wellness Center" is under consideration for the old "Physical Therapy" building located on the Lake Shore Campus. The proposal meets the objectives of the Lake Shore Hospital Authority and helps meet community goals as established by the Florida Wellness Council for Columbia County. The proposal would provide pharmacy needs for the Authority's Medical Assistance Program, the local community, and the county in general. Additional proposed services include wellness programs and potentially a primary care center. Other medical services have also been discussed as possibilities including a dialysis center and medical transportation.

The current proposal is under review to ensure that the legal requirements of the Authority are met in leasing to a private not-for-profit.



MAYO PHARMACY AND WELLNESS CENTER

Dr. Erica Mayo



THE BIG IDEA

MPWC's mission is to provide assessable and affordable total and collaborative healthcare services to Columbia County. We will provide innovative pharmacy services, healthcare education, and wellness/preventative services tailored to the individual needs and expectations of each client.

OUR SERVICES



Mayo Pharmacy

Full-Service Community Pharmacy provides patient education, medication delivery, and accepts most insurances.

Note: Mayo's Pharmacy has Collaborative Provider Agreements on file to consult with and make direct changes to medications when appropriate.



Health Education and Exercise

Pharmacy technician education courses, diabetes education, yoga, blood pressure reduction exercises, health and well-being education, and other resources available on-site.



Wellness Center and Medical Services

Certified Test and Treat pharmacist on duty available to provide immunizations, lab test, and to treat minor illnesses based on lab results. All services will be provided in collaboration with the individuals PCP.

****CLIA Laboratory waiver on-site****



Retail

Offering, vitamins, over-the-counter medications/medical supplies.

Locally owned products.



Insurance Specialist

Help guide through best options and choices that will fit each individual healthcare needs.

BUSINESS MODEL



Pharmacy Services

- Pharmacy team with over +30 Years Experience
- Mayo Pharmacy will deliver to patients
- COVID testing and vaccines



Wellness Services

- Health Services from certified test and treat pharmacists, certified laboratory evaluation pharmacists, certified diabetes education pharmacist (coming soon).
- Acute and minor illness services
- Preventative services
- Immunizations
- CLIA waiver (for laboratory testing)



Community Resources

- Insurance assistance
- Community consultation services
- Senior Home Consultation

INDUSTRY OUTLOOK PHARMACY



45.7%

Average US Population
Take (1) Prescription
Medication



\$100B

Market Size



75-125

Footprint
population



5-10

Job Creation



4.3%

Market Growth Per
Year

Success

INDUSTRY OUTLOOK PREVENTIVE CARE



8%

Average US Population
Receive Services



\$179B

Market Size



25-50

Footprint
Population



5-7

Job Creation



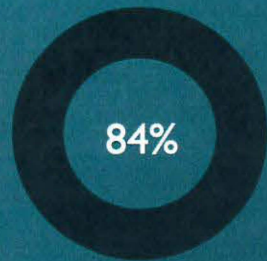
5.6%

Market Growth Per
Year

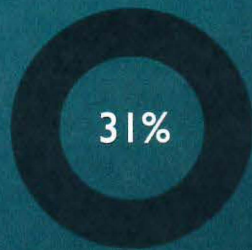
Success

THE MARKET

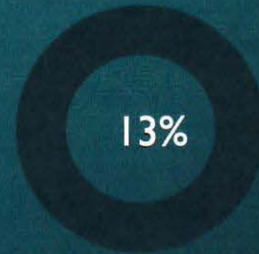
CUSTOMER SEGMENTATION



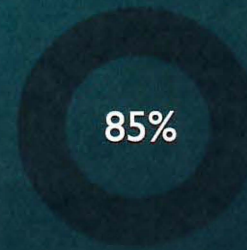
African American



Household w/ Children



65+ Years old



Poverty Income Level below US



Uninsured Population



PHARMACY AND WELLNESS CENTER_{Rx}



Dr. Erica Mayo

Pharmacist/Owner



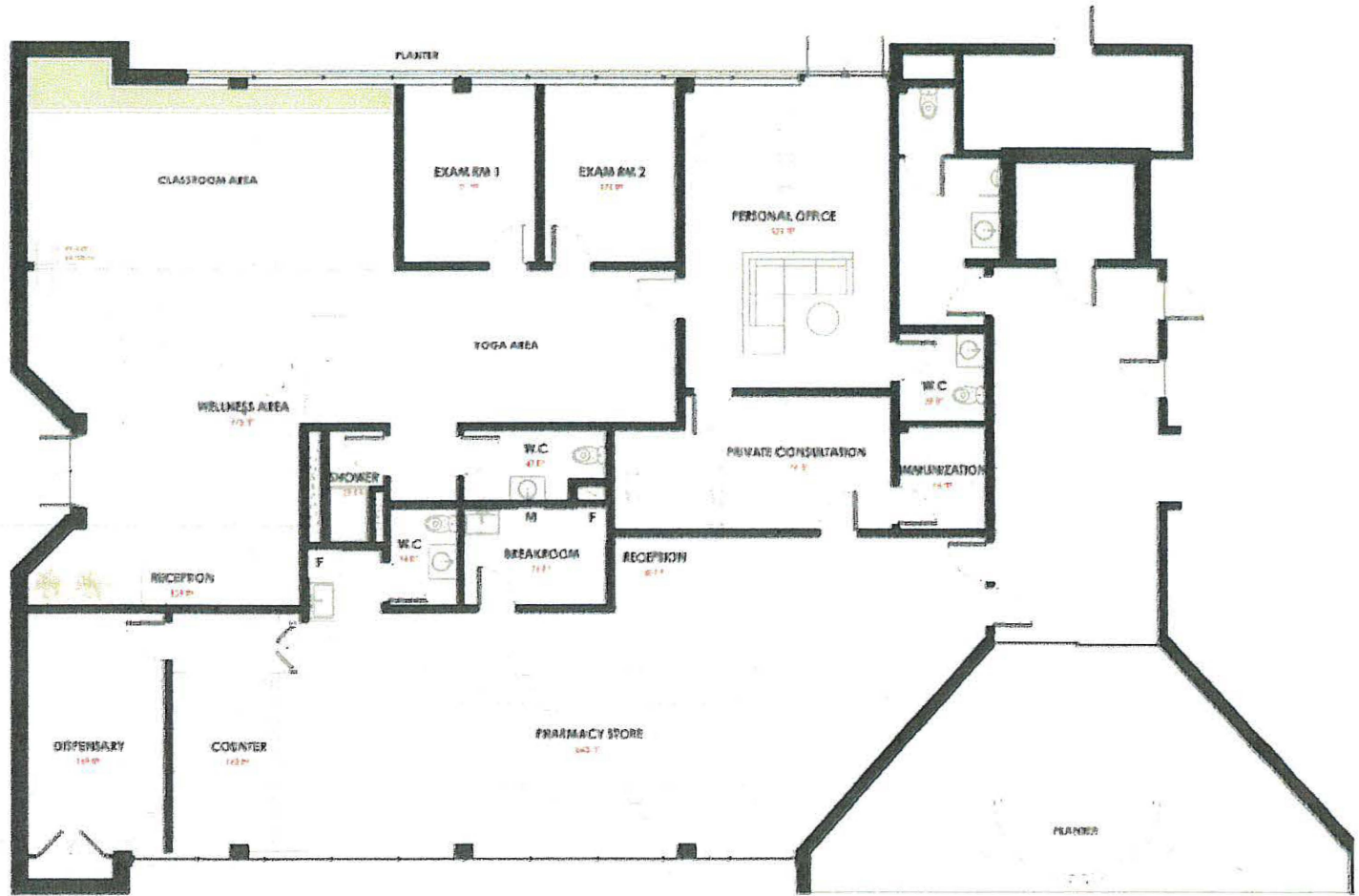
mayopwc@gmail.com



386-344-1422

**THANK
YOU**

Mayo Pharmacy and Wellness Center



Proposed Floor Plan

SCALE: 1:100



February 19, 2024

TO: LSHA Trustees

FR: Dale Williams

RE: Corey Cooper – Hospital CEO/Licensed Pharmacist

I met with Mr. Cooper on February 19, 2024. Mr. Cooper and I had spoken several times by phone; however, this was our first in-person meeting. Mr. Cooper had conflicts with the Special Meeting date; therefore, he is not expected to attend our meeting. These are my comments:

Mr. Cooper is interested in exploring the possibility of locating an “Acute Rehabilitation Facility” in Lake City/Columbia County. I had previously understood this proposal as an “Acute Care Facility”; therefore, I thought the logical space to locate an Acute Care Facility was either the Women’s Center or Suite 101 of the Authority Administrative Building. The Women’s Center carries a \$300K “make ready” cost. Due to cost, I was prepared to pursue Suite 101 with Mr. Cooper; however, neither of these buildings will support an Acute Rehabilitation Facility.

The only building on campus that will support an Acute Rehabilitation Facility is the hospital. Mr. Cooper was advised of our current negotiations with Meridian and the status. Mr. Cooper would need one floor of the hospital. Given the timeframes provided by Meridian for occupying the hospital, a window may be available for a cooperative agreement between Meridian and Mr. Cooper. I have agreed to broker a meeting between Mr. Cooper and Meridian to discuss options available, if any.

A second option for Mr. Cooper would be new construction. Mr. Cooper was very knowledgeable of stand-alone Emergency Rooms, AHCA standards, and rural medical needs in general. We discussed several options for combining all or some of these services with an Acute Rehabilitation Facility. If it should become an area of interest to consider new construction, I would highly recommend you speak with Mr. Cooper. I will advise of progress related to discussions regarding the use of existing hospital beds for an Acute Rehabilitation Facility with Meridian.

Executive Summary

Introduction

The Lake City Authority Board has a goal to bring medical services to the community increasing access to care, decreasing health disparities while creating a positive impact economically by with the creation of jobs in the community.

My name is Corey Cooper. I am a hospital CEO, and licensed pharmacist. As a healthcare executive, with over 20 year's experience and an African American who grew up in a small town, I know the challenges individuals face when quality care is not accessible. Having served in the US Air Force for just over 8 years honorably, I understand service above self, and the focus it takes to carry out a mission. Lake City has an awesome opportunity to create a health center that will bring valuable care to its residents. I am certain that through partnership, our team can help ensure the Lake City Authority Board's mission becomes a reality.

Professional Experience

During my tenure in healthcare, I have served as CEO of an Acute Inpatient Rehabilitation Hospital. I was hired to oversee the project from prior to the initial ground-breaking, navigating the state department of health inspection; led the team through the initial Joint Commission survey; hired the hospital leadership; and created a highly productive team with strong financial performance and great patient outcomes. As a current CEO of a Critical Illness Recovery Hospital in Florida, I understand working with the Florida Agency for Health Care Administration. (AHCA) We have a team of physicians ready to provide medical coverage, along with seasoned healthcare professionals from various areas of healthcare administration.

Industry and Market Analysis

Events in years past have left a great need for affordable, quality and high value care in the community of Lake City. Given the proximity of HCA, its annual patient discharges of >7800, another short-term acute care hospital may not be feasible. However, with a behavioral health hospital coming soon, a suitable entity that would bring with it primary care capability is an acute inpatient rehabilitation hospital, also known as an "IRF" (Inpatient rehabilitation facility). While an IRF is a post-acute care hospital, an IRF provides patients and families an opportunity to recover from acute injury related to a stroke, motor-vehicle accident, neurological impairment, physically impairing conditions such as Parkinson's disease, dementia etc. IRFs provide a high level of PT/PT/Speech while delivering 24hr nursing and medical care. Physician providers in IRFs typically provide primary care in conjunction with medical management of the in-patient service. This is a level of care that is not currently available in Lake City.

Conclusion

Healthcare, more specifically, available healthcare is essential to maintaining a high quality of life. Lake City is a beautiful city whose citizens deserve the best care possible, and access to the various levels of care. It's clear that "The Lake City Health Center", providing Behavioral Health, Health & Wellness, Primary Care, a Dialysis center and an Acute Rehabilitation Hospital provides Lake City all the levels of care needed for a thriving community. I look forward to discussing this opportunity with the board members further, and assisting in any way that may be beneficial.