

DRAFT

LAKE SHORE HOSPITAL AUTHORITY  
BOARD OF TRUSTEES

Regular Meeting – February 12, 2024, 5:15 p.m.

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

**Present:** Brandon Beil, Vice-Chair  
Don Kennedy, Trustee

Lory Chancy – Secretary/Treasurer  
Jerry Bullard, Trustee

**Absent:** Stephen Douglas, Chair

**Also**

**Present:** Dale Williams, Executive Director  
Todd Kennon, Attorney  
Barbara Lemley  
Melissa Olin, Circuit Judge  
James Olin  
Sylvester Warren  
Virginia Wilson

Sonja Markham, LSHA Staff  
Karl Plenge, NOC  
Lauren Cohn, Meridian Behavioral  
Healthcare  
Chuck Hydovitz, Trial Court Administrator  
Garrett Morrison

6 participants participated in the LSHA Virtual Regular Board Meeting.

**CALL TO ORDER**

Vice-Chairman Beil (acting as Chairman) called the in person/virtual February 12, 2024, Regular Meeting to order at 5:15 P.M. Chairman Beil called for additions/deletions to the agenda. Staff requested two (2) additions. 1.) Renewal of yearly TK Elevator Maintenance service contract, and 2.) A request to Schedule a Workshop/Special Meeting for the purpose of hearing proposals from parties requesting space on the hospital campus. **Motion** by Mr. Don Kennedy to approve the adoption of the agenda with the additions requested by Staff. **Second** by Mrs. Lory Chancy. All in favor. **Motion carried.**

**INDIVIDUAL APPEARANCES**

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

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

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

**CONSENT AGENDA**

Chairman Beil 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.**

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**UNFINISHED BUSINESS**

Discussion and action – 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.

Mr. Dale Williams updated the Trustees on the meeting held with county representatives and representatives of the Third Judicial Circuit Court Administrators office. Trustees directed questions to Circuit Judge Melissa Olin. Discussion. Public Comments by Mr. Warren, Ms. Lemley and Mr. Lilker (zoom). Additional Discussion. Mr. Williams suggested the Trustees revisit the request by Court Administration as part of the previously discussed Workshop/Special Meeting. In addition, 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.

Discussion and action – BA2024-1 (Building Administration Fund)

Mr. Williams explained the Budget Amendment and requested approval. Trustees requested quarterly amendments after approval of BA 2024-1. **Motion** by Mr. Don Kennedy to approve BA2024-1 for the Building Administration Fund in the amount of \$50,385. **Motion withdrawn** by Mr. Kennedy. Public Comments by Mr. Warren. **Motion** by Mr. Don Kennedy to approve BA2024-1 under the Building Administration Fund in the amount of \$50,385 effective immediately. **Second** by Mrs. Lory Chancy. All in favor. **Motion carried.**

PUBLIC HEARING - Discussion and action - to declare the parcel(s) of land #11793 and #11794 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. Comments by Ms. Lemley, Mr. Warren and Mr. Lilker. The Public Hearing was closed. Final action will be taken on a future Agenda.

Discussion and action – Progress report from staff regarding ongoing efforts to transfer ownership of Lake Shore Hospital to Meridian Behavioral Healthcare

Mr. Kennon informed the Trustees the appraisal was requested but has not been received from Mr. Chase Moses. Mr. Kennon was informed it would be sent over the week of February 12<sup>th</sup> and once received, he will contact Mr. Williams. This item will be placed on a future Agenda. Comments by Ms. Lemley, Mr. Lilker and Mr. Warren.

**NEW BUSINESS**

Discussion and action – Request from Meridian Behavioral Healthcare regarding use of Suite 101

Mr. Williams explained the request to the Trustees. Mr. Williams suggested the Trustees revisit the request by Meridian as part of the previously discussed Workshop/Special Meeting.



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Comments by Mr. Lilker regarding whether a motion should be placed on the floor before public comment or after public comment. The Authority's "Meeting Rules and Procedures" were discussed by Mr. Kennedy. Mr. Kennon will review the Meeting Rules and Procedures prior to the next meeting to ensure that current procedures meet the requirements of the law. Public comments by Ms. Lemley and Mr. Warren. Trustees directed questions to Ms. Cohn, Meridian Behavioral Healthcare regarding the use of Suite 101

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 Beil.

Discussion and questions continued related to the lease of Suite #101 by Meridian. Additional discussion. This item will be placed on the next Authority Agenda.

TK Elevator Corporation – Approval of Yearly Invoice

Mr. Williams explained the annual rate for elevator maintenance for the prior year was \$3,008.19. The renewal rate is \$3,278.89. The renewal rate is an 8.9% increase. The increase exceeds the authorized policy limit (5%) for contract renewals by staff. Mr. Williams requested approval of the annual renewal rate of \$3,278.89. **Motion** by Mrs. Lory Chancy to pay the \$3,278.89 to renew the contract with TK Elevator. **Second** by Mr. Jerry Bullard. All in favor. **Motion carried.**

Special Meeting

Mr. Williams requested a Special Meeting for the purpose of hearing medical proposals requesting space on the Lake Shore Campus, the request to lease space by Court Administration, and the request of Meridian Behavioral Healthcare to lease Suite #101. Trustee Kennedy requested that the transfer of the Lake Shore Hospital to Meridian Behavioral Healthcare be added to the Special Meeting as well as declaring parcels #11793 and #11794 surplus property. Discussion. A tentative Special Meeting is set for February 26<sup>th</sup>.

**STAFF REPORT**

The staff report is in the Trustee packets.

**BOARD MEMBER COMMENTS**

None.

Meeting adjourned.

Respectfully submitted,

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Lory Chancy, Secretary/Treasurer

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Date of Approval

17:22:29 From Stew Lilker/Columbia County  
Observer to Everyone:

Lilker I have comment on this

17:23:44 From Lake Shore Hospital Authority,  
Lake City, FL to Everyone:

Raise your hand so Brandon can see it.

17:24:21 From Stew Lilker/Columbia County  
Observer to Everyone:

there is no hand that I can find

17:24:42 From Lake Shore Hospital Authority,  
Lake City, FL to Everyone:

Should be under More at the bottom.

17:25:30 From Stew Lilker/Columbia County  
Observer to Everyone:

there is no more at the bottom

17:25:40 From Lake Shore Hospital Authority,  
Lake City, FL to Everyone:

Click 3 dots

17:25:53 From Lake Shore Hospital Authority,  
Lake City, FL to Everyone:

Then More, then Reactions

17:25:58 From Stew Lilker/Columbia County  
Observer to Everyone:

there are not three dots

18:02:21 From Stew Lilker/Columbia County  
Observer to Everyone:

I cant get unmuted before he shuts me

off. I want to comment

18:09:28 From Stew Lilker/Columbia County

Observer to Everyone:

I would like to speak in this

DRAFT

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.



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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

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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,

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Lory Chancy, Secretary/Treasurer

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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

psychiatrical 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

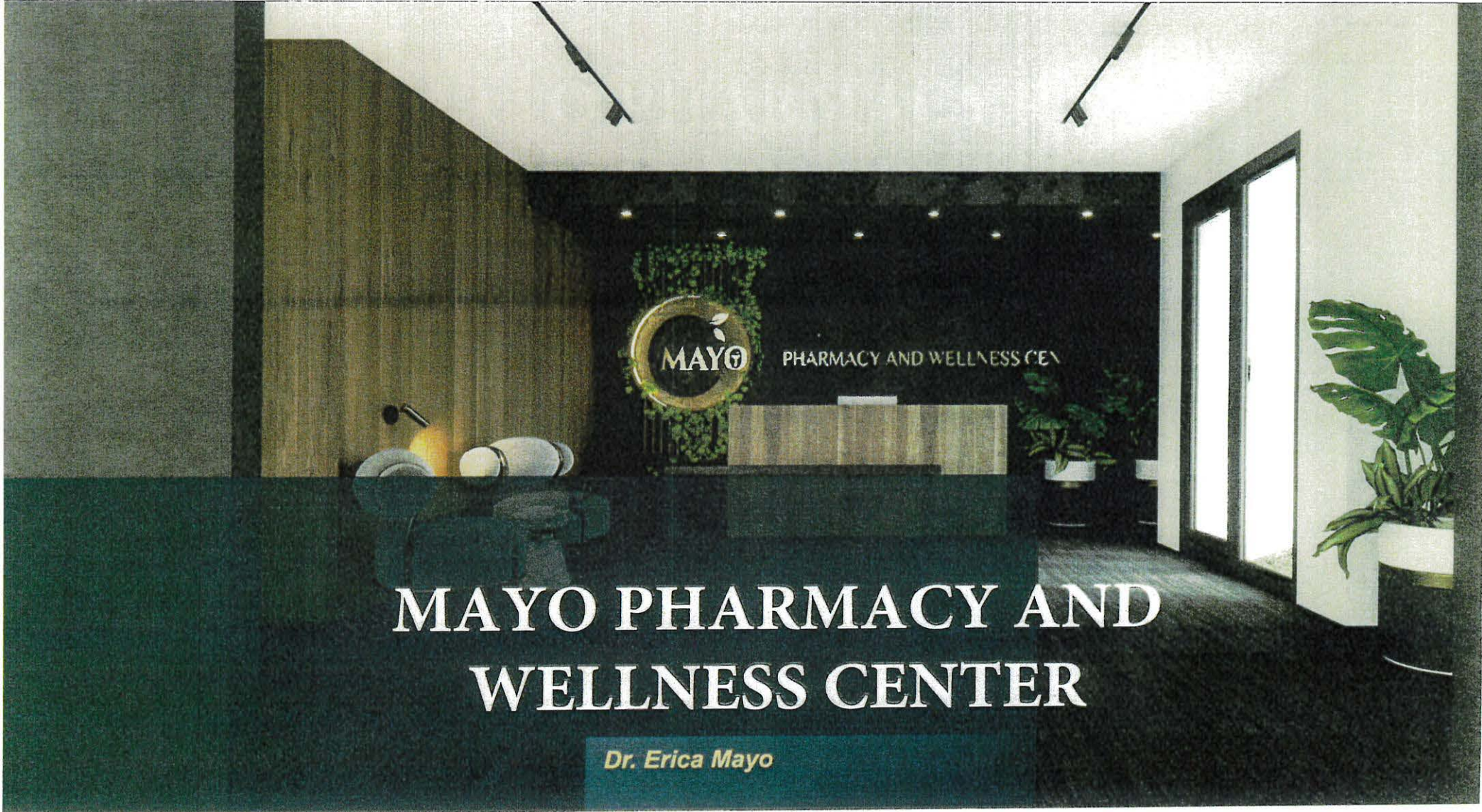
RE: Mayo Pharmacy and Wellness Center

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.

\*\*GLIA 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%**

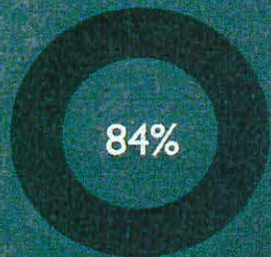
Market Growth Per  
Year

**Success**

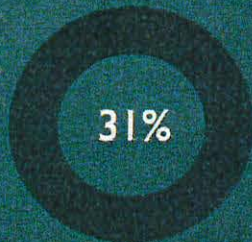


# THE MARKET

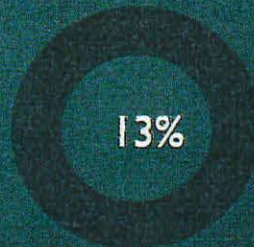
## CUSTOMER SEGMENTATION



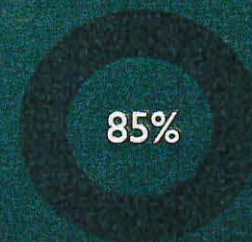
African American



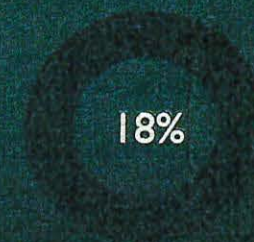
Household w/ Children



65+ Years old



Poverty Income Level below US



Uninsured Population



PHARMACY AND WELLNESS CENTER





**Dr. Erica Mayo**  
Pharmacist/Owner



[mayopwc@gmail.com](mailto:mayopwc@gmail.com)



386-344-1422

**THANK  
YOU**







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.



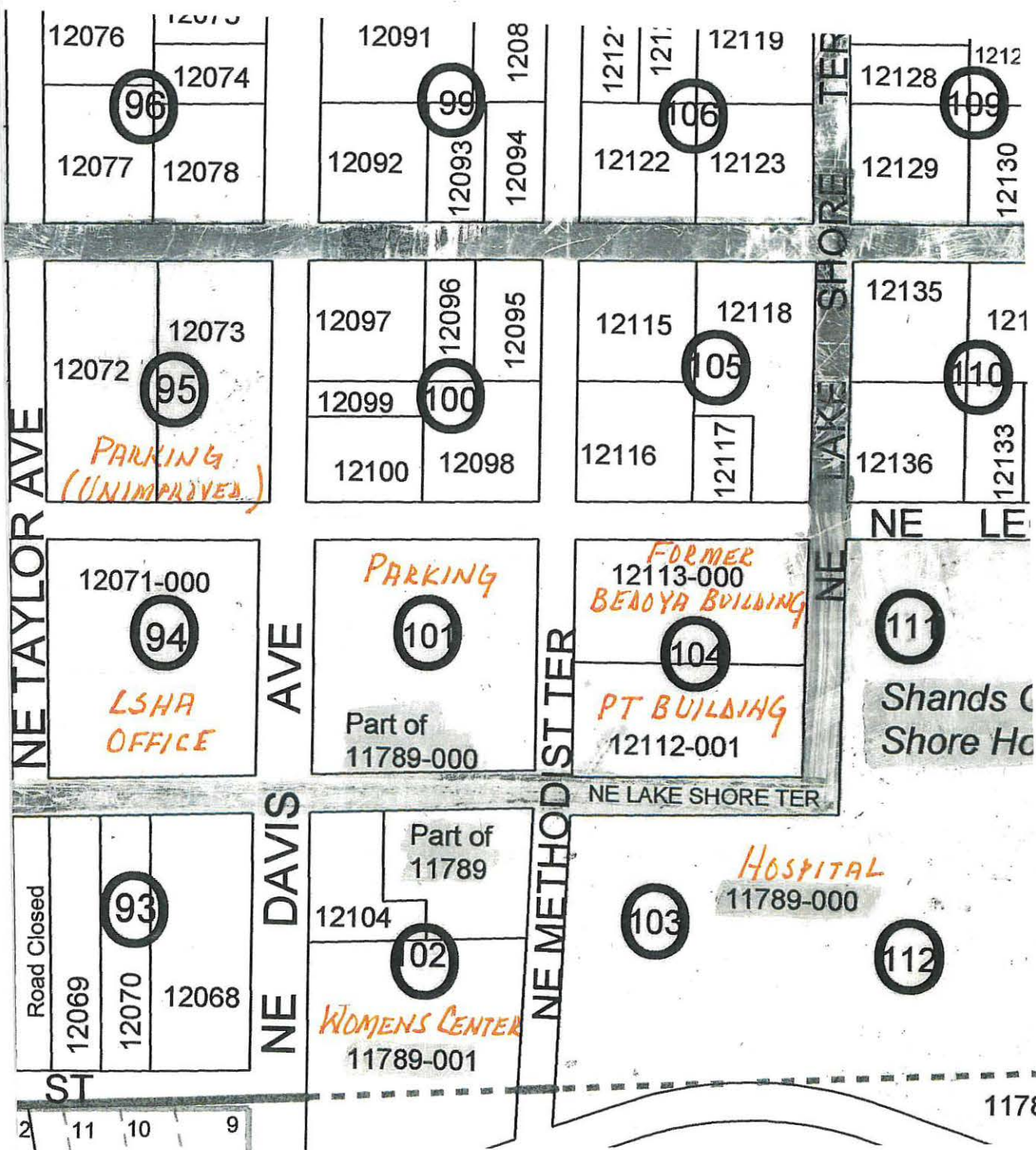


**Columbia County Property Appraiser** Jeff Hampton | Lake City, Florida | 386-758-1083

<b>PARCEL:    </b>		<b>2024 Working Values</b>		<b>NOTES:</b>	Columbia County, FL 
Owner:		Mkt Lnd	Appraised		
Site:		Ag Lnd	Assessed		
Sales	NONE	Bldg	Exempt		
Info		XFOB	Total		
		Just	Taxable		

This information, updated: 2/29/2024, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. [GrizzlyLogic.com](https://www.GrizzlyLogic.com)





NE TAYLOR AVE

NE DAVIS AVE

NE METHOD ST TER

NE LAKE SHORE TER

12076  
12074  
12077 12078  
**96**

12091  
12092  
12093  
12094 1208  
**99**

1212  
1211  
12119  
12122 12123  
**106**

12128  
12129  
12130  
**109**

12072  
12073  
**95**  
*PARKING (UNIMPROVED)*

12097  
12099  
12100  
12096  
12098  
12095  
**100**

12115  
12116  
12117  
12118  
**105**

12135  
12136  
12133  
**110**

12071-000  
**94**  
*LSHA OFFICE*

*PARKING*  
**101**  
Part of 11789-000

*FORMER BEADYA BUILDING*  
12113-000  
**104**  
*PT BUILDING*  
12112-001

**111**  
Shands  
Shore Ho

Road Closed  
12069  
12070  
12068  
**93**

12104  
Part of 11789  
**102**  
*WOMENS CENTER*  
11789-001

**103**  
*HOSPITAL*  
11789-000  
**112**

2 11 10 9

1178

**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:**

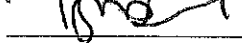
The public will be allowed to photograph Board Members and staff in a manner that does not interrupt or disturb the meeting.

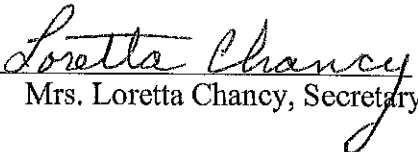
7. **VOTING BY TRUSTEES:**

- 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.

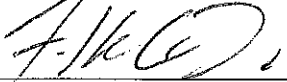
**ADOPTED** at the regular meeting of the Lake Shore Hospital Authority Board of Trustees on the 8<sup>th</sup> day of August, 2022.

**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

LAKE SHORE HOSPITAL AUTHORITY  
BUILDINGS ADMINISTRATION FUND

BUDGET AMENDMENT 2024-2			
FISCAL YEAR 2023-2024			
	APPROVED		AS
	<u>BUDGET</u>	<u>AMENDMENT</u>	<u>AMENDED</u>
Auto Exp	\$ 1,000	\$ 250	\$ 1,250
Computer/Internet	700	600	1,300
Dues/Subscriptions			
Insurance	74,000	-	74,000
Lawn Main	14,910	9,000	23,910
Office Exp	900	1,400	2,300
Total payroll	48,600	25,000	73,600
Pest control	3,475	2,025	5,500
Postage			
Professional Fees	1,100		1,100
Repair/Equipment	6,500	6,000	12,500
Security	59,700	35,000	94,700
Utility - Electric	75,000	-	75,000
Fire Alarm	1,000	500	1,500
Utility - Garbage Disposal			
Utility - Phone	3,500	1,500	5,000
Utility - Water/Sewage	38,000	5,000	43,000
	\$ 328,385	\$ 86,275	414,660
<b>FUNDED BY:</b>			
Beginning Cash	\$ 200,000	\$ -	\$ 200,000
Transfer from General Fund	128,385	86,275	214,660
	\$ 328,385	\$ 86,275	\$ 414,660

Staff Report  
March 11, 2024 Regular Meeting

NEW	0
RENEW	4
INELIGIBLE (INCOME OR OTHER)	0
TOTAL CLIENTS SEEN IN OFFICE IN FEBRUARY	4
ACTIVE MEMBERS	22
PUBLIC VISITS	12
PRIMARY CARE VISITS – 2 LOCATIONS	
January, 2024	8
YTD (Fiscal year October – Sept)	38
PHARMACY USAGE	
January 2024	
PATIENTS SERVED	11
RX'S FILLED	30