

**LAKE SHORE HOSPITAL AUTHORITY
BOARD OF TRUSTEES**

Regular Meeting – March 11, 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
Virginia Wilson
Stew Lilker, Col. Cty. Observer

Sonja Markham, LSHA Staff
Karl Plenge, NOC
David Kraus, Columbia Cty. Manager
Lisa Roberts, County
Alisha Newman
Garrett Morrison
Tim Atkinson
Morgan McMullen, LCR

8 participants participated in the LSHA Virtual Regular Board Meeting.

CALL TO ORDER

Chairman Douglas called the in person/virtual March 11, 2024, Regular Meeting to order at 5:25 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

Mr. David Kraus (requested to hold comments until the item(s) were discussed by the Trustees).
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 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. All in favor. **Motion carried.**

UNFINISHED BUSINESS

Discussion – Mr. Sylvester Warren, Agent, George and Warren Foundation – request to purchase specific lots owned by the Lake Shore Hospital Authority

Request by Mr. Sylvester Warren to purchase all the Lake Shore Hospital Authority vacant lots. The lots would be held in the George and Warren Foundation until medical facilities may become available. Mr. Warren said he spoke with Florida A&M University Pharmacy Dean Dr. Johnnie Early and Associate Dean of Clinical Affairs Dr. Jocelyn Spates about opening a satellite campus on LSHA property. Public Comments by Mr. Stew Lilker and Ms. Barbara Lemley. Discussion.

PUBLIC HEARING - Discussion and action – To declare the “Women’s Center” on the campus of the Lake Shore Hospital as surplus property and to authorize disposal of said property in a manner approved by the Lake Shore Hospital Board of Trustees

David Kraus, County Manager, Columbia County requested the “Women’s Center” for use by the Third Judicial Court Administrator for office space. Public comments by Mr. Lilker, Ms. Lemley, Mr. Kraus and Mr. Warren. **Motion** by Mrs. Lory Chancy to table any further discussion until more information is available. **Motion failed due to lack of a Second. Motion** by Mr. Don Kennedy to declare the “Women’s Center”, the two-story building, surplus property. **Motion failed due to lack of a second. Motion** by Mr. Don Kennedy that “we do nothing tonight, because that’s obviously what we are going to do”. **Motion failed due to lack of a second.** Discussion. Mr. Brandon Beil requested another RFP be issued for use of the “Women’s Center” for medical purposes. The Trustees directed Mr. Williams to issue an RFP for the “Women’s Center”. Public Comments by Kraus and Mr. Warren. Mr. Dale Williams explained the status of the “Women’s Center” as it relates to the possible creation of a dental program that would serve LSHA clients. Additional discussion. Mr. Williams plans on responses to the RFP to be available for review prior to the May meeting.

Discussion and action – Todd Kennon, Attorney – LSHA Meeting Rules and Procedures Policy

Mr. Kennon explained the current Meeting Rules and Procedures for the LSHA. Mr. Kennon recommends re-drafting the Meeting Rules and Procedures to make them abundantly clear. The three (3) items to be addressed in the re-draft will be:

- #1 Public Participation forms. It will be clarified that public participation forms will be turned in prior to the start of the meeting or you lose your opportunity to speak.
- #2 A three (3) minute time limit will be placed on public comments, and
- #3 If the Chair allows comments on each agenda item it will be before the Board makes a motion and begins their discussions.

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 and action – Todd Kennon, Attorney – LSHA Meeting Rules and Procedures Policy (con’t)

Public Comments by Ms. Lemley, Mr. Lilker, and Mr. Warren.

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Discussion. Mr. Kennon will submit a red line, strike through draft of the Meeting Rules and Procedures to be considered at the April 8, 2024, Trustee meeting.

Update – Request from Meridian Behavioral Healthcare regarding use of Suite 101

Mr. Williams updated the Trustees on the Meridian request to utilize Suite #101 (located on the west end of the first floor in the Authority Administration Building). Meridian has withdrawn their request. Mr. Williams also updated the Trustees regarding efforts toward creating a dental program to serve Authority approved clients. Suite#101 is a potential location for this program.

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

Todd Kennon, LSHA Attorney, reminded the Trustees of the two (2) values determined by the appraisal received from Candler, Moses & Associates for Block 111 identified as having a reverter to the Masonic Lodge of Lake City. The two (2) values are 1.) the value of the lot including improvements and, 2.) the value of the lot excluding improvements. Mr. Kennon read item #3 regarding the reverter provisions from the 1955 Special Warranty Deed transferring ownership to the “Lake Shore Hospital Corporation”. Mr. Kennon believes the LSHA can move forward with the appraised value of \$88,000 (the value of the lot excluding improvements) to satisfy the reverter provision in the Special Warranty Deed transferring Block 111. Public Comments by Ms. Lemley, and Mr. Warren. Discussion. Mr. Kennon recommends a survey and a 2nd appraisal on this block. **Motion** by Mr. Don Kennedy to instruct staff to proceed with a survey and a 2nd appraisal on Block #111 ASAP and to notify the Masons in writing the intent of the Trustees to exercise option 3 of the reverter clause as per the 1955 Special Warranty Deed. **Second** by Mr. Brandon Beil. Roll call vote – Mrs. Chancy – no, Mr. Kennedy – yes, Mr. Bullard – yes, Mr. Beil – yes. **Motion carried 3 to 1.**

NEW BUSINESS

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

Mr. Williams explained the quarterly Budget Amendment (BA 2024-2) in the amount of \$86,275 and requested approval. Public Comments by Mr. Warren. **Motion** by Mr. Brandon Beil to approve BA2024-2 for the Building Administration Fund in the amount of \$86,275. **Second** by Mr. Don Kennedy. All in favor. **Motion carried.**

STAFF REPORT

The staff report is in the Trustee packets.

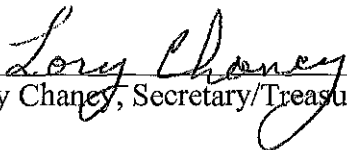
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BOARD MEMBER COMMENTS

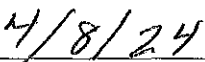
None.

Meeting adjourned.

Respectfully submitted,



Lory Chaney, Secretary/Treasurer



Date of Approval