

DRAFT

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.**

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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 Chancy, Secretary/Treasurer

Date of Approval

19:05:59 From Joy Lee to Everyone:

I hope to hear from meridian tonite. i see lauren is here.

19:35:26 From Joy Lee to Everyone:

WOW

**SharmaCare Direct
Primary Care**

Memo

To: Dale Williams, Executive Director, LSHA
From: Tim Atkinson, Practice Manager, SharmaCare
cc:
Date: March 13, 2024
Re: SharmaCare Provider Agreement/Request to be on April 8 Agenda

Dale, we are ready to proceed with applying for qualification as a Primary Care Provider in the LSHA Medical Assistance Program.

Attached is the Provider Agreement Form with amendments highlighted. There are only two substantive amendments, both of which are based on current Florida Medicaid regulations.

1. The rates for Physician Initial and Follow-up Visits are based on the approved 2024 Florida Medicaid rate schedule. The \$10.00 increase in Nurse Visits reflects more accurately the current costs of providing the services designated.
2. The requirement for random audit of invoices via transmission of clinical notes far exceeds Florida Medicaid audit requirements and may create HIPPA liability exposure for both parties. We propose that clinic visits be verified by the patient's signature on the monthly log certifying the date and time of the visit.

I will be glad to discuss our requested amendments or provide additional information.

Please consider this our request to present at the April 8 meeting of the Trustees.

We are eager to support the LSHA Medical Assistance Program by becoming a qualified provider. Thank you for your assistance.

**AGREEMENT
LAKE SHORE HOSPITAL AUTHORITY OF
COLUMBIA COUNTY, FLORIDA
AND SHARMACARE DIRECT PRIMARY CARE LLC**

THIS CLINICAL CARE AGREEMENT ("Agreement"), effective as of the ____ Day of _____, (Effective Date), by and between **LAKE SHORE HOSPITAL AUTHORITY OF COLUMBIA COUNTY, FLORIDA**, a body politic of the State of Florida whose mailing address is Post Office Box 988, Lake City Florida 32056-0988 ("LSHA") and **SHARMACARE DIRECT PRIMARY CARE LLC**, whose mailing address is 1188 SW Main Blvd., #2, Lake City, Florida 32025.

WITNESSETH:

WHEREAS, SHARMACARE DIRECT PRIMARY CARE, that provides primary services to patients and wishes to provide such services to patients in Columbia County, Florida, pursuant to the terms and conditions set forth herein; and

WHEREAS, LSHA wishes to obtain primary care services for its indigent population ("Qualified Patients") and has the authority to provide funds to entities willing and able to provide primary care services to Qualified Patients in Columbia County; and

WHEREAS, LSHA wishes to provide such funding to **SHARMACARE DIRECT PRIMARY CARE**, pursuant to the terms and conditions set forth herein; and

WHEREAS, this Agreement will be in the best interest of the residents and citizens of Columbia County, Florida, enabling LSHA to provide primary care services to many of the indigent residents of Columbia County, Florida, who are Qualified Patients.

NOW, THEREFORE, in consideration of these premises and the terms and conditions set forth herein, the mutual benefits to be received by each party, and other valuable consideration, the receipt of which is acknowledged, the parties agree as follows:

I. SCOPE OF SERVICES AND COMPENSATION:

SHARMACARE DIRECT PRIMARY CARE will operate its primary care at the qualified location during the term of this Agreement, **SHARMACARE DIRECT PRIMARY CARE** will provide primary care medical services to LSHA Qualified Patients in consideration of the amounts described in this Agreement. **SHARMACARE PRIMARY CARE** shall see LSHA Qualified Patients as needed providing primary care for (Qualified Patients) individuals as medically appropriate.

Lake Shore Hospital Authority's Clinical Services (Primary Care) is funded annually, beginning October 1st. If budget funds are exhausted prior to year-end, SHARMACARE PRIMARY CARE agrees to treat LSHA Qualified Patients until end of Agreement AT NO CHARGE.

A. **FIRST PHYSICIAN VISIT***

\$154.98 (2024 Medicaid rate)

The per visit fee to be charged for face-to-face visits with Qualified Patients, which visit must be by a physician, physician's assistance or ARNP, and to **include:**

1. Complete physical examination and medical workup.
2. All laboratory work performed in the office. Laboratory work not able to be performed in the office should be referred to
3. Assessment of medical condition and preparation of treatment plan.
4. Flu shots
5. All Primary Care needs should be addressed at this time.

B. **FOLLOW UP PHYSICIAN VISIT***

\$77.68 (2024 Medicaid rate)

The per visit fee to be charged for face-to-face visits with Qualified Patients, which **return to SHARMACARE DIRECT PRIMARY CARE, Following initial visit**, to receive treatment in accordance with treatment plan are classified as follow up visits.

C. **NURSING PERSONNEL VISIT***

\$35.00

The per visit fee to be charged for face-to-face visits with Qualified Patients, who may return to **SHARMACARE PRIMARY CARE for services in accordance with treatment plan to be provided by nursing personnel, and to include:**

1. Blood Pressure checks
2. Injections
3. Drawing of blood
4. Glucose checks
5. Pregnancy Tests
6. Refills on medication
7. Test results
8. Flu shots

***PLEASE NOTE: First Physician Visit, Follow up Physician Visit, and Nurse Visit cannot be combined in one visit. Office visits, exceeding two in the same month, MUST have a prior authorization, by using the appropriate form.**

Audit of LSHA Qualified Patients charts will be conducted on a monthly basis in order for payment to be made to SHARMACARE PRIMARY CARE. (delete preceding sentence)

A monthly log of Qualified Patients visits should be submitted no later than the 5th of the month. **The monthly log shall include a statement for each visit signed by the patient certifying date of the visit.** A random sampling of Qualified Patient charts will be selected and audited by LSHA staff. **(delete preceding sentence)** Invoices will be submitted to the LSHA Board of Trustees for approval at their monthly Board Meetings (2nd Monday of each month) and payment will follow.

II. QUALIFICATIONS

The LSHA Qualified Patient will be required to present their **current** membership card to be seen by **SHARMACARE PRIMARY CARE**. If LSHA member does not have current membership card, they should be directed to the LSHA Financial Assistance Program office to qualify or renew their status.

***PLEASE NOTE: The visit will not be paid unless the member has a current card.**

III. HOURS OF OPERATION:

SHARMACARE PRIMARY CARE hours of operation are **Monday – Thursday, 9:00 a.m. to 5:00 p.m.; Friday, 9:00 a.m. To 12:00 noon.** These arrangements may be modified by mutual agreement of the parties.

IV. INDEPENDENT CONTRACTORS STATUS:

The parties to this Agreement expressly acknowledge that said parties are independent contractors and no party hereto shall receive any other benefits besides those expressly provided for herein. This Agreement is not and shall not be considered a joint venture or partnership of any kind, and neither party to this Agreement shall represent to any third persons that any such relationship exists.

V. AGREEMENT TERM TERMINATION, AND AMENDMENT

This Agreement shall be effective as of _____. The term and terms of this Agreement may be amended at any time by formal written amendment to this Agreement executed by the parties. Such amendments may have a

retroactive effective date. All amendments shall be attached to and become a part of this Agreement.

VI. PROFESSIONAL LIABILITY INSURANCE

SHARMACARE PRIMARY CARE shall maintain professional liability and insurance coverage as a medical provider in a sum of no less than \$250,000 at all times during the term of this Agreement for the purpose of insuring negligence claims made by Qualified Patients against **SHARMACARE PRIMARY CARE**, including its employees, representatives and agents. LSHA shall be provided a certificate of such insurance or a copy of the insurance policy or policies showing its effective dates and coverage amounts.

SHARMACARE PRIMARY CARE shall indemnify, defend and hold harmless LSHA and its representatives, agents and employees from any legal actions arising as a result of **SHARMACARE PRIMARY CARE** negligence or omissions.

VII. NOTICES

Any notice required or permitted by this Agreement shall be given to the following Representative of each party, at the address set forth below, by hand delivery; by registered or certified mail, return receipt requested; or by overnight mail or courier service, signed acknowledgment of receipt required. Notice shall be deemed as given on the day of the receipt of the notice or communication, as indicated on the signed and dated receipt or acknowledgement, or on the date of hand delivery. The representative for **SHARMACARE PRIMARY CARE** is Sharma Lyn Atkinson-Staten, 1188 SW Main Blvd., #2 Lake City, Florida 32025. The representative for LSHA is Dale Williams, Executive Director, Lake Shore Hospital Authority, P.O. Box 988, Lake City, Florida 32056-0988.

If, after this Agreement is executed, a party designates a new representative to accept notice, the party shall furnish the new representative's name and address, in writing, to the other party, and a copy of the notice shall be attached to this Agreement.

VIII. MISCELLANEOUS:

- a. This Agreement shall be governed by the laws of the State of Florida, and sole and exclusive venue for any legal actions shall be in the state courts of Columbia County, Florida.
- b. This Agreement may be cancelled by either party without cause providing no less than 60 days prior written notice to the other party. This Agreement may be terminated by either party for cause upon 10 days prior written notice unless the circumstances of the breach of this Agreement require earlier termination.
- c. Nothing in this Agreement, express or implied, is intended or shall be construed to be construed to confer upon any person, firm or corporation other than the parties hereto and their respective successors or assigns, any remedy or claim under or by reason of this Agreement or any term, covenant

or condition hereof, as third party beneficiaries or otherwise, and all of the terms, covenants and conditions hereof shall be for the sole and exclusive benefit of the parties hereto and their permitted successors and assigns.

- d. No assignment of this Agreement or rights of obligation hereunder shall be valid without the specific written consent of both parties hereto, which consent shall not be unreasonably withheld.
- e. The waiver by either party of a breach or a violation of any portion of this Agreement shall not operate as or be construed to be a waiver of any subsequent breach of the same of other provision hereof.
- f. Neither party shall be liable nor deemed to be in default for any delay or failure in performance under this Agreement or other interruption of service or employment deemed resulting directly or indirectly from acts of God, civil or military authority, acts of public enemy, terrorism, war, accidents, fires, explosions, earthquakes, floods, failure of transportation, strikes or other work interruptions by either party's employees or any similar or dissimilar cause beyond the reasonable control of either party.
- g. In the event any provision of this Agreement is held to be unenforceable for any reason, the unenforceability thereof shall not affect the remainder of the Agreement which shall remain in full force and in fact, add enforceability according to its terms.
- h. This Agreement states the entire contract between the parties in respect to the subject matter of this Agreement and supersedes any oral or written proposals, statements, discussions, negotiations or other agreements before or contemporaneous to this Agreement. The parties acknowledge that they have not been induced to enter into this Agreement by any oral or written representations or statements not expressly contained in this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in several counterparts, each of which shall be deemed an original, as of the Effective Date above set forth.

**SHARMACARE DIRECT PRIMARY
CARE, LLC**

**LAKE SHORE HOSPITAL
AUTHORITY OF COLUMBIA
COUNTY, FLORIDA**

By: _____
(Representative/Physician signature)
Print Name: Sharma Lyn Atkinson-Staton
Title: _____

By: _____
Stephen Douglas, Chairman
ATTEST: _____
Loretta Chancy, Secretary



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
 01/30/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER CM&F Group 5 Bryant Park, 4th Floor New York, NY 10018	CONTACT NAME: CM&F Group
	PHONE (A/C No, Ext): 1-800-221-4904 FAX (A/C No): E-MAIL ADDRESS: info@cmfgroup.com
	INSURER(S) AFFORDING COVERAGE
	INSURER A : MEDICAL PROTECTIVE COMPANY- MPC
INSURED Sharma L. Atkinson-Staten 1188 SW MAIN BLVD STE 2 LAKE CITY, FL32025-6684	INSURER B :
	INSURER C :
	INSURER D :
	INSURER E :
	INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE	\$
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$
							MED EXP (Any one person)	\$
							PERSONAL & ADV INJURY	\$
							GENERAL AGGREGATE	\$
							PRODUCTS - COMP/OP AGG	\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTIONS \$						EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER	
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$
A	Professional Liability	X		U72614	03/15/2024	03/15/2025	Per Incident Aggregate	1,000,000 3,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Occurrence Coverage Nurse Practitioner	Professional Liability Additional Insured: SharmaCare Direct Primary Care, LLC dba SharmaCare 1188 SW Main BLVD LAKE CITY, FL32025
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CERTIFICATE HOLDER SharmaCare Direct Primary Care, LLC dba SharmaCare 1188 SW Main BLVD STE NO 2 LAKE CITY, FL32025	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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**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. Individuals will be given the opportunity to address the item prior to any motion being made in order to allow the Trustees the opportunity to consider the public's comments prior to discussion by the Trustees. Speakers shall be limited to three minutes to discuss each individual agenda item. A completed speaker card shall still be required. Extemporaneous comments by the public shall not be permitted during the meeting. The completed speaker card must be submitted to the Chair prior to the commencement of the meeting. No speaker cards will be accepted by the Chair after the commencement of 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 8th day of April 2024.

LAKE SHORE HOSPITAL AUTHORITY

By: _____
Stephen Douglas, Chairman

ATTEST: _____
Loretta Chancy, Secretary

APPROVAL AS TO FORM

Thomas J. Kennon, III, Board Attorney

Amended February 10, 2020
Amended August 8, 2022
Amended April 8, 2024

Sonja Markham

From: Karl Plenge <KPlenge@thenoc.net>
Sent: Monday, March 25, 2024 2:17 PM
To: Sonja Markham
Cc: Dwayne Cunningham; Dale Williams
Subject: Current status of records storage building

There are the shells of the desktops and laptops that are too old to give away. There are places that will take these back and try to recycle what they can out of them so we put less toxic stuff in the landfill – I think this is a good idea, but we can also take them to the landfill – they may also do that, I do not know.

There are I believe 4 desktops and 1 laptop that were recent enough vintage that I think someone might wish to take them.

Current hard drive technology does not any longer use magnetic disks that are read mechanically. What is used now is chips just like a flash drive with a hard drive connector on them so you can use them in place of a hard drive. These have a very long lifespan and I have put them aside for the Authority to use when we have breakdowns, etc.

Besides this, there are scads of computer accessories of all varieties – monitors, keyboards, mice, cables of all varieties, etc, etc, etc – I have no idea the age of them, but except maybe for the monitors if they are really old (I did not check), all the other stuff is probably able to be used by someone, and maybe the monitors also.

In addition, there are cubic feet, maybe yards, of cardboard boxes that I did not go into that appeared to have various computer accessories in them.

There is also a lot of networking equipment that is not connected, but also the network in the building appears that it may still be at least somewhat functional (Dwayne stated it appeared his phone got wifi in the building, and it does appear there is a fiber link going from the building to “somewhere”).

And there appears to be some or maybe all of at least one telephone system.

Karl Plenge
System Support Engineer
The Network Operations Company

Email: kplenge@thenoc.net
Web: thenoc.net



Need Support?

Email all support requests to Help@TheNOC.net for an automated ticket creation. If your support need requires attention right away, feel free to call 904.471.0022 or 386.755.3968 and speak to someone on our support team.

REQUEST FOR PROPOSALS (RFP)

#2024-1

Issued by the

Lake Shore Hospital Authority Board of Trustees

**Regarding interest in a
Potential Affiliation, Lease,
Merger, Partnership, or Joint Venture for Medical
Office Space**

The mission of the Lake Shore Hospital Authority is to provide quality healthcare services for Columbia County residents through Lake Shore Regional Medical Center and other providers designated by the Authority.

Request for Proposals (RFP) #2024-1

Issued By The

Lake Shore Hospital Authority Board of Trustees

**259 N.E. Franklin Street, Suite 102
Lake City, FL 32055**

Regarding Interest in a Potential Affiliation, Lease, Merger Partnership, or Joint Venture for Medical Office Space

**All Contact Pertaining to This Request for Proposals
Shall Be Made To:**

**Sonja Markham, Administrative Assistant
Lake Shore Hospital Authority
259 N.E. Franklin Street, Suite 102
Lake City, FL 32055
Office: 386-344-6033
or
sonja@lakeshoreha.org**

INTENT AND PURPOSE OF THIS REQUEST FOR PROPOSALS

The Lake Shore Hospital Authority (“LSHA” or “Authority”) is a special purpose, independent special district of the State of Florida. The Authority was established on July 10, 1963, by a special act of the Florida Legislature, Chapter 63-1247 (as amended) of the *Laws of Florida*. Accordingly, it is controlled by the Florida Constitution and various *Florida Statutes* as well as Authority policies. It is governed by a seven-member board who are appointed by the Governor. The primary objective of this Request for Proposals (RFP) is to identify possible tenants for the various buildings owned by the Lake Shore Hospital Authority that will meet and enhance the Authority’s mission.

The Lake Shore Hospital Authority realizes there are various business models that may be used to support the mission of the Authority; therefore, careful consideration will be given in the evaluation of proposals to not only the service to be provided but the way the service will be delivered. There are two (2) mandates that will be strictly adhered to regarding the proposal and business model chosen. The first mandate is that the role of the Authority cannot exceed its legal authority and the second is that any proposal or model selected must be sustainable.

Responses to this RFP are non-binding. The Authority will select those responses that in the sole discretion of the Authority are in the best interest of the citizens of Columbia County. All responses received are a matter of public record. No information submitted will be withheld from a request to review and/or inspect a submitted response.

To assist interested parties, the following information is provided:

EXHIBIT 1 – A copy of Chapter 2005-315 *Laws of Florida* relating to the Authority.

EXHIBIT 2 - A summary of buildings that will be considered for potential affiliation, lease, merger, partnership or joint venture from the responses received from this Request for Proposals (RFP).

SITE VISITS – The Lake Shore Hospital Authority will accommodate requests for site visits. Arrangements for site visits may be made by contacting Sonja Markham at 386-344-6033 (sonja@lakeshoreha.org)

Questions and requests for additional information should be submitted in writing to Sonja Markham, at the address below or by e-mail to sonja@lakeshoreha.org. Responses will be made in writing and shared with all entities who are known to have received Request for Proposal packages. The last date to submit a question or to ask for additional information is Wednesday, April 17, 2024.

LAKE SHORE HOSPITAL AUTHORITY

REQUEST FOR PROPOSALS #2024-1 RESPONSE FORM

TO: Lake Shore Hospital Authority
259 N.E. Franklin Street, Suite 102
Lake City, FL 32055

RE: Request for Proposals Regarding Medical Office Space

FR: Company/Individual Name: _____

Company/Individual Address: _____

Contact Person: _____

Contact Information: Phone: _____

E-Mail: _____

We are interested in the following buildings owned by the Lake Shore Hospital Authority: (Check all that apply)

2 Story Women's Center _____

1 Story Physical Therapy Building _____

2 Story Authority Administration Building _____

We/I are interested in working with the Lake Shore Hospital Authority regarding the use of the above referenced building(s) in the following capacity(ies): (Check all that apply)

Affiliation _____

Lease _____

Merger _____

Partnership _____

Joint Venture _____

In order that you may learn a few things about our entity a narrative or statement is attached related to the following:

- 1.) What our/my intended use of the building would be.
- 2.) What our/my plans would be to increase the availability and accessibility of healthcare to the citizens of Columbia County.
- 3.) A statement regarding our/my healthcare experience.

(Please feel free to attach any other information you would like to share)

Responses to RFQ #2024-1 may be returned by 1 of 2 methods:

- 1.) Place the completed response form and attachments in an envelope clearly marked "Request for Proposals #2024-1" and return to the address below on or before 10:00 A.M., April 24, 2024:

Lake Shore Hospital Authority
259 N.E. Franklin Street, Suite 102
Lake City, FL 32055

or

- 2.) When complete, scan the completed response form and attachments and send via e-mail, on or before 10:00 A.M., April 24, 2024, to sonja@lakeshore.org.

IMPORTANT NOTICE

Responses deemed late by the staff of the Lake Shore Hospital Authority shall be returned unopened, if received by regular mail, or returned by email, if submitted by email, and will not be considered. The determination of time received is solely determined by Lake Shore Hospital Authority staff. The Lake Shore Hospital Authority is not responsible for responses received late for any reason including, but not limited to, delays by carriers and technology errors.

EXHIBIT

1

CHAPTER 2005-315

House Bill No. 999

An act relating to the Lake Shore Hospital Authority, Columbia County; amending, codifying, reenacting, and repealing chapters 24443 (1947), 25736 (1949), 30264 (1955), 61-2048, 63-1247, 65-1414, 72-509, 90-409, and 92-229, Laws of Florida, relating to the authority; providing definitions; providing for a governing body; providing for the governing body's purposes, powers, duties, and responsibilities; authorizing the issuance of revenue bonds, incidental powers, and refunding bonds; providing remedies for any holder of bonds or trustee; providing exemption of property from taxation; providing that bonds shall constitute legal investments; providing that act is complete and additional authority; providing taxing authority, including authority to levy ad valorem taxes; providing construction of act; providing severability; repealing special acts relating to the authority; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Pursuant to section 189.429, Florida Statutes, this act constitutes the codification of all special acts relating to the Lake Shore Hospital Authority. It is the intent of the Legislature in enacting this law to provide a single, comprehensive special act charter for the authority, including all current legislative authority granted to the authority by its several legislative enactments and any additional authority granted by this act. It is further the intent of this act to preserve all authority of the Lake Shore Hospital Authority, including the authority to annually assess and levy against the taxable property in Columbia County taxes. This act shall not be construed to modify, amend, or alter any covenants, contracts, or other obligations of the authority with respect to bonded indebtedness or otherwise. Nothing pertaining to the act shall be construed to affect the ability of the authority to levy and collect taxes, assessments, fees, or charges for the purpose of redeeming or servicing bonded indebtedness of the authority or for any other authorized purpose.

Section 2. Chapters 24443 (1947), 25736 (1949), 30264 (1955), 61-2048, 63-1247, 65-1414, 72-509, 90-409, and 92-229, Laws of Florida, are codified, reenacted, amended, and repealed as herein provided.

Section 3. The charter for the Lake Shore Hospital Authority is recreated and reenacted to read:

Section 1. Creation and establishment.—There is created and established a body corporate and politic to be known as the Lake Shore Hospital Authority of Columbia County.

Section 2. Definitions.—The following terms whenever used or referred to in this act shall have the following meanings, except in those instances where the context clearly indicates otherwise:

(1) "Authority" means the body politic and corporate created by this act and known as the Lake Shore Hospital Authority of Columbia County.

(2) "Bonds" means and includes the notes, revenue bonds, refunding revenue bonds, or other evidence of indebtedness or obligations in either temporary or definitive form which the authority is authorized to issue pursuant to this act.

(3) "County" means the County of Columbia.

(4) "Facility" or "facilities" means the Lake Shore Hospital, other hospitals, clinics, outpatient departments, and other appurtenant facilities of the authority.

(5) "Federal agency" means and includes the United States, the President of the United States, and any department of, or corporation, agency, or instrumentality heretofore or hereafter created, designated, or established by, the United States.

(6) "Members" means the governing body of the authority and the term "member" means one of the individuals constituting such governing body.

(7) "Revenues" means all rates, fees, rentals, and other charges derived from the operation of the facilities of the authority.

Words importing singular number shall include the plural number in each case and vice versa, and words importing persons shall include firms and corporations.

Section 3. Governing body.—

(1) The governing body of the authority shall consist of seven members. Such members shall be citizens and residents of Columbia County who shall be appointed by the Governor. One member shall be a physician engaged in the practice of medicine at the Lake Shore Hospital. The present trustees of the Lake Shore Hospital Authority, having been appointed by the Governor, shall serve as the initial members of the authority until their respective terms of office expire. Thereafter, the term of office of each appointed member shall be for 4 years. Each appointed member shall hold office until his or her successor has been appointed and qualified. A vacancy occurring during a term shall be filled only for the balance of the unexpired term.

(2) No elected public official shall be a member of the authority.

(3) The members of the authority shall not be entitled to compensation as such, but shall be entitled to reimbursement for their actual and necessary expenses incurred in the performance of their official duties.

(4) Four members of the authority shall constitute a quorum and ordinances or resolutions enacted or adopted by a vote of a majority of the members shall become effective without publication or posting or any further action of the authority.

Section 4. Officers.—Immediately after the effective date of this act, the members of the authority shall meet and qualify by taking the oath of office regularly prescribed for state and county officials in the state. They shall maintain a place within Columbia County for the principal office of the authority, where the members shall meet at least once each month for the transaction of business. The members shall annually elect from among their number a chair, one or more vice chairs, and a secretary and treasurer, except that the offices of secretary and treasurer may be combined. The chair, or a vice chair presiding in his or her absence, shall not be entitled to vote upon any matter before the authority except when the votes that have been cast shall be evenly divided. The treasurer shall give a bond by a reputable bonding company authorized to do business in the state, in an amount to be designated by a majority vote of the members, conditioned upon the faithful performance of his or her duties. The members are hereby authorized to pay the secretary and the treasurer salaries and expenses commensurate with the work done and in keeping with the salaries paid from time to time by other businesses for like work.

Section 5. Duties of secretary and treasurer.—It shall be the duty of the secretary to keep full and correct minutes of all proceedings and meetings of the authority and it shall be the duty of the treasurer to keep separate accounts of all receipts and disbursements of the authority.

Section 6. Control of expenditures.—The members shall have exclusive control of all expenditures of and from the moneys, loan proceeds, contributions, receipts, revenues, and collections of the authority, except that persons who shall desire to make contributions for the benefit of any facility or facilities of the authority shall have the right to attach conditions to their gifts, and the authority, upon accepting any such contribution, shall be controlled by the terms of the gift, bequest, or devise.

Section 7. Purposes and powers.—The authority is created and shall have the power generally to acquire, construct, improve, enlarge, repair, equip, operate, and maintain hospitals and hospital facilities in Columbia County. The authority is granted the following rights and powers and shall have and may exercise all powers necessary or appurtenant, convenient, or incidental to the carrying out of the powers enumerated in this act:

(1) To sue and be sued, implead, complain, and defend in all courts.

(2) To adopt, use, and alter at will a corporate seal.

(3) To acquire, own, hold, purchase, construct, improve, maintain, operate, extend, equip, repair, and lease hospitals, clinics, outpatient departments, and other appurtenant facilities, including, without limitation, all lands, buildings, structures, furniture, fixtures, machinery, equipment, books, records, and all other real and personal property of any kind and nature whatsoever presently owned, controlled, maintained, and operated or which was heretofore or may hereafter be acquired, constructed, or improved by the Lake Shore Hospital Authority of Columbia County.

(4) To acquire, purchase, hold, own, operate, and lease and use any franchises, properties, real, personal, or mixed, tangible or intangible, or any

interest therein necessary or desirable for carrying out the purposes of the authority and this act and to sell, lease, transfer, and dispose of any property or interest therein at any time acquired by it.

(5) To provide at one time or from time to time for the issuance of bonds as hereinafter provided.

(6) To enter into and make leases, either as lessee or lessor, for such period or periods of time and under such terms and conditions as the authority shall determine. Such leases may be entered into for buildings, structures, or facilities constructed or acquired or to be constructed or acquired by the authority, or may be entered into for lands owned by the authority when the lessee of said lands agrees as a consideration for said lease to construct or acquire buildings, structures, or facilities on said lands which will become the property of the authority under such terms, rentals, and other conditions as the authority shall deem proper.

(7) To fix, alter, charge, establish, and collect rates, fees, rentals, and other charges for the services and facilities of hospitals, clinics, outpatient departments, and other appurtenant facilities related thereto, or any part thereof, at reasonable and uniform rates to be determined exclusively by the authority for the purposes of carrying out the provisions of this act.

(8)(a) To furnish temporary relief to the indigent of Columbia County and study the cause of their poverty; to seek a plan for their permanent rehabilitation; generally, to assist them to support themselves whenever possible to the end that they may cease to be a charge upon the community and, instead, become useful citizens thereof; and to bury the indigent dead of Columbia County and provide cemeteries for that purpose.

(b) To enter into contracts or other agreements with hospitals, health care providers, and facilities located in Columbia County for the provision of health care services to indigent residents of Columbia County.

(9) To make contracts of every kind and nature and to execute all instruments necessary or convenient for the carrying on of its business.

(10) Without limitation of the foregoing, to borrow money and accept grants, contributions, or loans from, and to enter into contracts, leases, or other transactions with the United States Government or any agency thereof, the state, or any agency thereof, the County of Columbia, the City of Lake City, or with any other public body of any nature whatsoever.

(11) To pledge, hypothecate, or otherwise encumber all or any part of the revenues and other available funds of the authority as security for all or any of the bonds issued by the authority.

(12) To employ an executive director, physicians, surgeons, accountants, attorneys, bacteriologists, chemists, contractors, engineers, architects, superintendents, nurses, technicians, managers, construction and financial experts, radiologists, or any other person or persons skilled in hygiene or medical research, and such other employees and agents as may, in the judgment of the authority, be necessary, and fix their compensation.

(13) To provide for those inhabitants of Columbia County who, by reason of age, infirmity, or misfortune, have claims upon the aid and sympathy of society.

(14) To receive and accept grants, gifts, and donations from any person, firm, or governmental agency.

(15) To do all acts and things necessary or convenient in the carrying out of the powers granted herein.

Section 8. Maintenance and operation.—The Board of County Commissioners of Columbia County is hereby directed and charged with the duty of providing sufficient revenue for the maintenance and operation of the facilities of the authority from year to year, which such revenue, when made available, shall be paid over to the authority to be expended for such purposes.

Section 9. Revenue bonds.—

(1) The authority is authorized to provide by resolution at one time or from time to time for the issuance of bonds of the authority for the purpose of paying all or a part of the cost of acquisition, construction, equipping, repairing, extending, maintaining, and reconstructing any facility or facilities or any combination of facilities of the authority. The bonds of each issue shall be dated, shall bear interest at such rate or rates not exceeding the maximum rate authorized by general law, shall mature at such time or times not exceeding 40 years from their date or dates, as may be determined by the authority, and may be made redeemable before maturity, at the option of the authority, at such price or prices and under such terms and conditions as may be fixed by the authority prior to the issuance of the bonds. The authority shall determine the form of the bonds, including any interest coupons to be attached thereto, and the manner of execution of the bonds and coupons, and shall fix the denomination or denominations of the bonds and the place or places of payment of principal and interest, which may be at any bank or trust company within or without the state. In case any officer whose signature or a facsimile of whose signature shall appear on any bonds or coupons shall cease to be such officer before the delivery of such bonds, such signature or such facsimile shall nevertheless be valid and sufficient for all purposes the same as if he or she had remained in office until such delivery. All bonds issued under the provisions of this act shall have all the qualities and incidents of negotiable instruments under the negotiable instruments laws of the state. The bonds may be issued in coupon or in registered form, or both, as the authority may determine, and provisions may be made for the registration of any coupon bonds as to principal alone and also as to both principal and interest, and for the reconversion into coupon bonds of any bonds registered as to both principal and interest. The issuance of such bonds shall not be subject to any limitations or conditions contained in any other law, and the authority may sell such bonds in such manner and for such price as it may determine to be for the best interest of the authority. Prior to the preparation of definitive bonds, the authority may, under like restrictions, issue interim receipts or temporary bonds with or without coupons, exchangeable for definitive bonds when such bonds have

been executed and are available for delivery. The authority may also provide for the replacement of any bonds which shall be mutilated, destroyed, or lost.

(2) Such bonds may be payable from the revenues derived from the operation of the facilities or of any combination thereof and from any other funds legally available therefor. The bonds shall be entitled to such priorities on such revenues as the authority shall provide. The issuance of such bonds shall not directly, indirectly, or contingently obligate the county to levy ad valorem taxes for their payment and the authority shall not convey or mortgage such facilities or any part thereof as security for payment of the bonds.

Section 10. Incidental powers.—

(1) In the discretion of the authority, each or any issue of such bonds may be secured by a trust agreement by and between the authority and a corporate trustee, which may be any trust company or bank having the powers of a trust company within or outside of the state. Such trust agreement may pledge or assign the revenues to be received by the authority. The resolution providing for the issuance of bonds or such trust agreement may contain such provisions for protecting and enforcing the rights and remedies of the bondholders as may be reasonable, proper, and not in violation of law, including covenants setting forth the duties of the authority in relation to the acquisition, construction, improvement, maintenance, operation, repair, and insurance of the facilities and the custody, safeguarding, and application of all moneys. It is lawful for any bank or trust company incorporated under the laws of the state to act as such depository and to furnish such indemnifying bonds or to pledge such securities as may be required by the authority. Such resolution or such trust agreement may restrict the individual rights of action by bondholders as is customary in trust agreements securing bonds or debentures of corporations. In addition to the foregoing, such resolution or such trust agreement may contain such other provisions as the authority may deem reasonable and proper for the security of the bondholders. Except as in this act otherwise provided, the authority may provide, by resolution or by trust agreement, for the payment of the proceeds of the sale of the bonds and the revenues to such officer, board, or depository as it may determine for the custody thereof, and for the method of disbursement thereof, with such safeguards and restrictions as it may determine. All expenses incurred in carrying out such trust agreement may be treated as a part of the cost of operation of the facility or facilities affected by such trust agreement.

(2) The resolution or trust agreement providing for the issuance of the bonds may also contain such limitations upon the issuance of additional revenue bonds as the authority may deem proper, and such additional bonds shall be issued under such restrictions or limitations as may be prescribed by such resolution or trust agreement.

(3) Bonds may be issued under the provisions of this act without obtaining the consent of any commission, board, bureau, or agency of the state or county and without any other proceedings or the happening of any condition or thing other than those proceedings, conditions, or things which are specifically required by this act.

(4) The proceeds of the bonds shall be used solely for the payment of the cost of the facility or facilities for which such bonds shall have been authorized and shall be disbursed in the manner provided in the resolution or in the trust agreement authorizing the issuance of such bonds. If the proceeds of the bonds of any issue shall exceed the amount required for the purpose for which the same shall have been issued, the surplus shall be set aside and used only for paying the principal of and interest on such bonds.

Section 11. Refunding bonds.—The authority is hereby authorized to provide by resolution for the issuance of refunding revenue bonds for the purpose of refunding any bonds then outstanding and issued under the provisions of this act. The authority is further authorized to provide by resolution for the issuance of bonds for the combined purpose of paying the cost of any acquisition, construction, repair, extensions, additions, equipping, and reconstruction of any facilities of the authority, and refunding bonds of the authority which shall theretofore have been issued under the provisions of this act and shall then be outstanding. The issuance of such obligations, the maturities and other details thereof, the right and remedies of the holders thereof, and the rights, powers, privileges, duties, and obligations of the authority with respect to the same shall be governed by the foregoing provisions of this act insofar as the same may be applicable.

Section 12. Remedies.—Any holder of bonds issued under the provisions of this act or any of the coupons appertaining thereto and the trustee under any trust agreement, except to the extent that the rights herein given may be restricted by such trust agreement, may, either at law or in equity, by suit, action, mandamus, or other proceedings, protect and enforce any and all rights under the laws of the state or granted hereunder or under such trust agreement or the resolution authorizing the issuance of such bonds, and may enforce and compel the performance of all duties required by this act or by such trust agreement or resolution to be performed by the authority or by any officer thereof.

Section 13. Exemption of property from taxation.—The effectuation of the purposes of the authority created under this act is in all respects for the benefit of the people of the state and of Columbia County, for the increase of their commerce and prosperity. The exercise of the powers by the authority, conferred by this act, to effect such purposes constitutes the performance of essential county functions and is declared to be a county purpose. As the facilities owned, operated, supervised, and controlled by the authority, under the provisions of this act, constitute public property and are used for county purposes, the authority shall not be required to pay any taxes or assessments upon any such facilities or any parts thereof.

Section 14. Bonds to constitute legal investments.—Any bonds issued pursuant to this act shall be and constitute legal investments for banks, savings banks, trustees, executors, administrators, and all other fiduciaries for all state, municipal, and public funds and shall also be and constitute securities eligible for deposit as security for all state, municipal, or other public funds notwithstanding the provisions of any other law or laws to the contrary.

Section 15. Act complete and additional authority.—The powers conferred by this act shall be in addition and supplemental to the existing powers of the authority, if any, and this act shall not be construed as repealing any of the provisions of any other law or laws inconsistent with the provisions of this act and provides a complete method for the exercise of the powers granted herein.

Section 16. Taxing authority.—

(1) The members of the Lake Shore Hospital Authority of Columbia County are authorized to request, by resolution of said hospital authority, the Board of County Commissioners of Columbia County to levy a tax not to exceed 3 mills on all taxable property in the county for the purpose of maintenance and operation of the hospital and facilities and for providing health care for the indigent residents of Columbia County.

(2) Upon request by resolution of the Lake Shore Hospital Authority, the Board of County Commissioners of Columbia County shall levy a tax upon all the taxable property in the county for the purpose of maintenance and operation of the hospital and facilities and care of the indigent residents of Columbia County in an amount not to exceed 3 mills. Upon the assessment and collection of said tax, the county tax collector shall remit the moneys thereby collected to the director of the authority.

Section 17. Construction of act.—This act shall be construed as remedial and shall be liberally construed to promote the purpose for which it is intended.

Section 18. If any section, clause, or provision of this act shall be held unconstitutional, void, or ineffective for any reason in whole or in part, to the extent that it is not unconstitutional or ineffective, it shall be valid and effective, and no other section, clause, or provision shall on account thereof be deemed invalid or ineffective.

Section 4. Chapters 24443 (1947), 25736 (1949), 30264 (1955), 61-2048, 63-1247, 65-1414, 72-509, 90-409, and 92-229, Laws of Florida, are repealed.

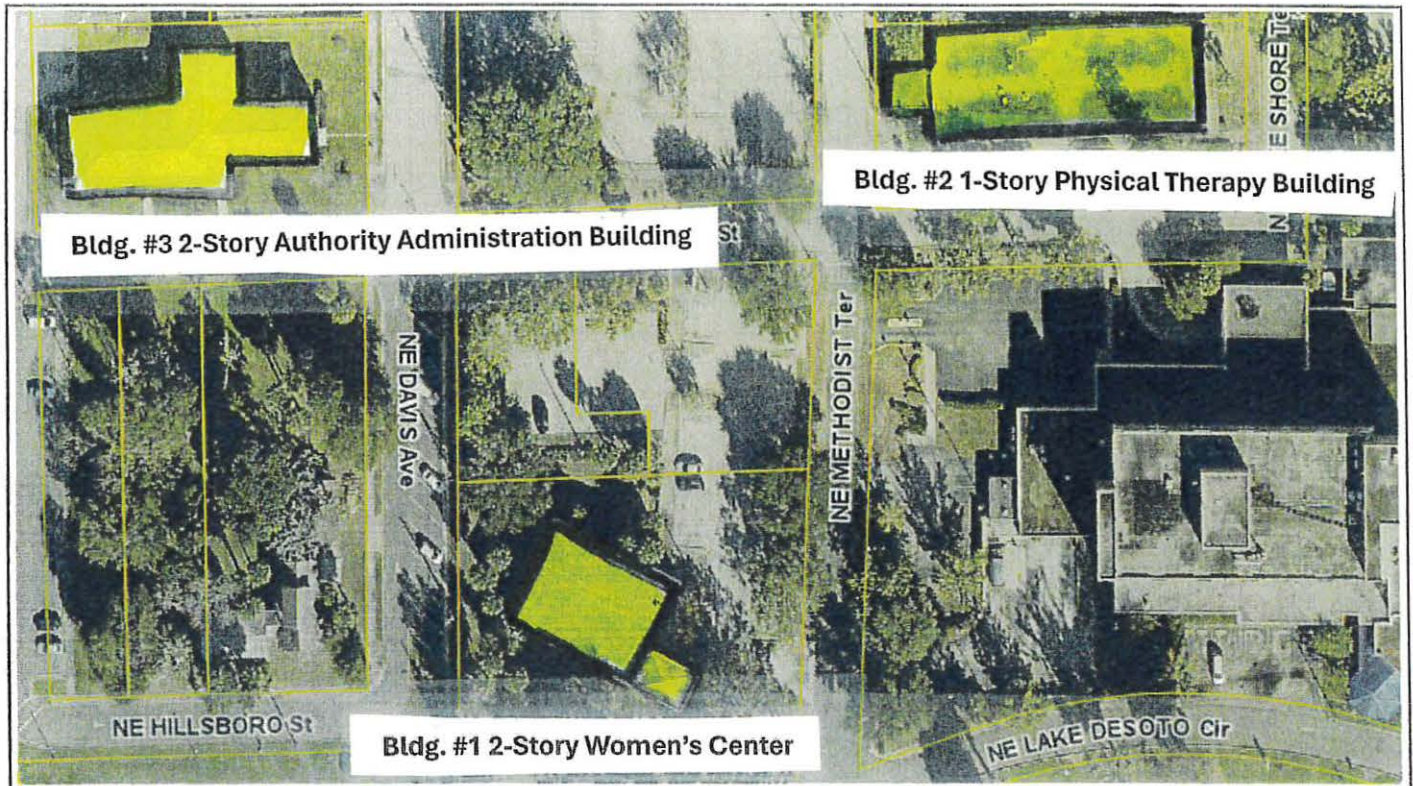
Section 5. This act shall take effect upon becoming a law.

Approved by the Governor June 10, 2005.

Filed in Office Secretary of State June 10, 2005.

EXHIBIT

2



Bldg. #1 2-Story Women's Center

Concrete Masonry Construction
 Total Square Feet = 11,006 (9,696 Heated)
 Parking – 47 spaces

Bldg. #2 1-Story Physical Therapy Building **

Concrete Masonry and Stucco Construction
 Total Square Feet = 9,324 (7,775 Heated)
 Parking – On site – 20 spaces
 Supplemental-56 spaces (shared)

Bldg. #3 2-Story Authority Administration Building

Concrete Masonry with Metal Roof
 Total Square Feet = 12,329 (9018 Heated)
 Parking – On site – 12 spaces
 Off site – 19 spaces

** The Lake Shore Hospital Authority is currently in negotiations for the use of this building. Any RFQ responses received that would be limited to the use of **this building only** may require the consent of the lessee.

Staff Report
April 8, 2024 Regular Meeting

NEW	0
RENEW	1
INELIGIBLE (INCOME OR OTHER)	0
TOTAL CLIENTS SEEN IN OFFICE IN MARCH	1
ACTIVE MEMBERS	18
PUBLIC VISITS	4
PRIMARY CARE VISITS – 2 LOCATIONS	
February, 2024	6
YTD (Fiscal year October – Sept)	44
PHARMACY USAGE	
February 2024	
PATIENTS SERVED	7
RX'S FILLED	19