

**LAKE SHORE HOSPITAL AUTHORITY  
BOARD OF TRUSTEES**

**Regular Meeting – May 13, 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  
Sylvester Warren  
Barbara Karpeiski

Sonja Markham, LSHA Staff  
Karl Plenge, NOC  
Tim Atkinson  
Ms. Howard  
Lacreasha Smith, Supreme Xtreme Mobile  
Lab.

7 participants participated in the LSHA Virtual Regular Board Meeting.

**CALL TO ORDER**

Chairman Douglas called the in person/virtual May 13, 2024, Regular Meeting to order at 5:20 P.M. Chairman Douglas called for additions/deletions to the agenda. There were none. **Motion** by Mrs. Lory Chancy to approve the adoption of the agenda. **Second** by Mr. Brandon Beil. All in favor. **Motion carried.**

**INDIVIDUAL APPEARANCES**

Mr. Sylvester Warren, and Ms. Barbara Lemley.

**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. Jerry Bullard. All in favor. **Motion carried.**

**NEW BUSINESS**

Discussion and action – Approval of new Copier Lease – McCrimon’s Office Systems

Mr. Dale Williams requested approval for a new copier with an updated lease agreement. The lease payment will increase \$27.00 a month, but the service payment will decrease \$127.00. **Motion** by Mr. Brandon Beil to approve the new lease with McCrimmon’s Office Systems for a new copier. **Second** by Mrs. Lory Chancy. All in favor. **Motion carried.**

Discussion and action – Mr. Todd Kennon – Legal Requirements for Independent Taxing Districts regarding Ethics Training

After review of the recent statutory additions to the Code of Ethics training, Mr. Todd Kennon reported to the Trustees that this only applies to elected local officers of Independent Special Districts. LSHA Trustees are appointed by the Governor and are not required to participate in mandatory ethics training. Mr. Dale Williams reminded the Trustees the Financial Disclosure forms are required to be filed online this year and are due July 1<sup>st</sup>.

**UNFINISHED BUSINESS**

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, has received the survey from Britt Surveying. The second appraisal is moving along, he will notify staff once appraisal is received. Public comments by Ms. Barbara Lemley.

Update – Trustee request for “RFP-2024-1”

Ms. Lacreasha Smith spoke on behalf of Supreme Xtreme Mobile Lab. Public comments by Ms. Barbara Lemley and Ms. Barbara Karpeisk. Derek J. Neal and Jamie Neal spoke on behalf of Life Tree Women Care, Inc. Mr. Williams gave an update on the RFP’s received by the LSHA (attached). Mr. Williams went over with the Trustees an email that was sent to the Trustees prior to the May meeting regarding RFP 2024-01 responses - possible options (attached)

**STAFF REPORT**

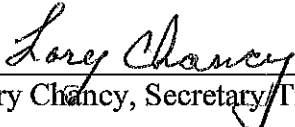
The staff report is in the Trustee packets.

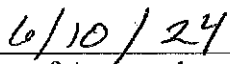
**BOARD MEMBER COMMENTS**



Comments by Mrs. Lory Chancy, Mr. Don Kennedy and Mr. Brandon Beil were made when RFP 2024-1 was discussed. Additional comments made by Derek J. Neal and Jamie Neal, Life Tree Women Care, Inc.





Meeting adjourned.

Respectfully submitted,

  
\_\_\_\_\_  
Lory Chancy, Secretary/Treasurer

  
\_\_\_\_\_  
Date of Approval

00:35:19 Joy lee: ty  
00:52:00 Derek Neal: as long as  
there is quorum you can do it  
00:52:10 Derek Neal: Roberts rules  
101  
00:52:40 Derek Neal: you can vote  
bt phone with quorum  
00:53:56 Joy lee: I hope you  
speak  
00:54:16 Joy lee: Meridian is a  
N0000 G0  
00:54:41 Derek Neal: Reacted to "I  
hope you speak" with   
00:56:29 Joy lee: so you want  
patients to use gold cart for transportaion  
wow real considerate  
00:57:58 Joy lee: golf cart  
problably woud fit perfectly with meridians  
reputation anyway.  
00:58:16 Stew Lilker/Columbia County  
Observer: Who is Derek Neal?  
00:58:33 Derek Neal: Its Derek Neal  
00:59:08 Joy lee: i looked you  
up Derek you sound like a stand up guy  
00:59:32 Derek Neal: Reacted to "i  
looked you up Dere..." with   
01:04:17 Stew Lilker/Columbia County

Observer: Who is Derek Neal?  
01:05:24 Joy lee: Reacted to "i  
looked you up De..." with   
01:06:26 Derek Neal: can I speak  
and I will tell you.  
01:06:28 Joy lee: meridian has  
no morals or principles  
01:06:42 Joy lee: you can speak  
01:07:11 Derek Neal:   
01:07:15 Joy lee: you all have  
no morals  
01:07:34 Derek Neal: how do I  
speak?  
01:07:52 Joy lee: hit the unmute  
button  
01:08:08 Joy lee: when you want  
to speak  
01:11:40 Joy lee: thank you  
01:24:44 Derek Neal:   
01:25:03 Joy lee: thank you ms.  
Chancy and meridian has no place ever serving  
any community  
01:27:56 Derek Neal:   
01:28:53 Lake Shore Hospital Authority,  
Lake City, FL: Mr Neal, please see if you  
have the ability to raise your hand where the  
chair can see it by clicking on More and then

Reactions.

01:29:06

Derek Neal: i did

01:29:21

Derek Neal: not giving me

the option

01:29:30

Lake Shore Hospital Authority,

Lake City, FL: OK

01:29:44

Derek Neal: no worries

01:46:59

Joy lee: Meridian makes

their money from patients without insurance  
by taking it from luthern services of florida.

Lauren Cohen cannot even speak as she sits on  
this meeting

01:47:47

Joy lee: should be a

answer to the board and the public.

**LAKE SHORE HOSPITAL AUTHORITY  
BOARD OF TRUSTEES**

**Request for Proposals  
RFP 2024-1  
April 24, 2024**

Present: Dale Williams, Executive Director  
Sonja Markham, Administrative Assistant  
Barbara Lemley, Citizen

Dale Williams and Sonja Markham met in the LSHA Board Room at 10:00 A.M. to open  
“Request for Proposals RFP 2024-1. RFP 2024-1 were opened in the order they were received.

RFPs were received by:

Supreme Xtreme Mobile Lab -- Lacreasha Smith -- 118 Ohio Ave N, #A

Mayo Pharmacy and Wellness Center, Inc. -- Dr. Erica Mayo -- 4846 NW Lake Jeffery Road,  
Lake City, FL 32055

Florida A & M University CoPPS, IPH Company -- Johnnie L. Early, Dean -- 1415 S Martin  
Luther King Jr., Blvd, Tallahassee, FL 32307

Columbia County -- David Kraus, County Manager -- P.O. Box 1529, Lake City, FL 32056

Life Tree Women Care, Inc -- Jamie Neal -- 5500 Blanding Blvd., Jacksonville, FL 32244

May 9, 2024

TO: LSHA Trustees

FR: Dale Williams

RE: RFQ 2024-01 Responses – Possible Options

You have previously been provided with a copy of the responses received from RFQ 2024-1. Based on these responses and your prior comments and actions, I believe the following represents the **current options** of the Authority. This is informational only. It is intended to assist the Authority in formulating final decisions regarding the Lake Shore Hospital Campus.

To understand the options provided below, please note the following:

- 1.) Dental – The LSHA did not receive a proposal regarding dental; however, Authority staff continues to work with CCPHU staff to create a cooperative dental program. The focus of the CCPHU is qualified children. The focus of the LSHA is qualified residents of Columbia County. A Cost Performance/business model has not been finalized. It should be noted that the Taylor County PHU just discontinued their dental program. The equipment from the Taylor County program has been requested by the CCPHU for possible use in the cooperative program should an agreement be reached.
- 2.) Supreme Xtreme Mobile Lab (Phlebotomy Services) – The LSHA did receive a proposal stating interest from a company that currently provides mobile phlebotomy lab services. Due to the amount of building overhead, I do not see the Authority being able to offer support to a single service provider; therefore, I believe all single service providers could best be accommodated by grouping them with other single service providers such as Dr. Mayo is developing.
- 3.) LSHA Administrative Staff – I believe that LSHA Administrative staff is best located with the services provided by LSHA. This allows “point-of-service” for the LSHA Medical Assistance Program application and review to be administered with the services provided.
- 4.) Life Tree Women Care Birthing Center – A proposal was received from Life Tree. As of this date, I am not aware of what may be required to add this service to the LSHA campus. A conference call has been scheduled for May 14, 2024, to begin discussions. Based on what I know of birthing centers, I am treating this as a possible service that can/should contract directly with the Authority. This could change after additional information has been received.
- 5.) Florida A&M University – A proposal was received from Florida A&M. As of this date, I do not have a day or time for an additional discussion; therefore, I am assuming the major emphasis will be on creating educational opportunities on

the Lake Shore Campus. This could also change after additional information has been received.

## **CURRENT LAKE SHORE CAMPUS OPTIONS**

### **Former Lake Shore Hospital -**

- 1.) Transfer ownership to Meridian Behavioral Healthcare.
- 2.) Demolish the building. (Estimated cost \$3 million)

### **Physical Therapy Building (Former Reyes offices) -**

- 1.) Finalize agreement with Dr. Erica Mayo. Services to be provided include a pharmacy and wellness center.
- 2.) Other possible services in this building (incorporated in the agreement with Dr. Mayo or provided directly by the Authority) include the following:
  - a.) LSHA Medical Assistance Program
  - b.) Primary Care Clinic/Services
  - c.) Phlebotomy Services
  - d.) Dialysis Treatment
  - e.) Non-Emergency Transport

### **Women's Center -**

- 1.) Birthing Center
- 2.) Dental Program
- 3.) Primary Care Clinic/Services
- 4.) Governmental Office Building
- 5.) FAMU Programs

### **LSHA Administrative Building -**

- 1.) Dental Program (Suite 101 – West End of Building)
- 2.) FAMU Programs
- 3.) Office rental space.

### **LSHA Vacant Lots -**

- 1.) FAMU Programs
- 2.) Third Circuit Medical Examiner's Office
- 3.) Stand-alone ER/Urgent Care Clinic
- 4.) Donation to City of Lake City/Florida Gateway College