

DRAFT

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 McCrimon’s Office Systems for a new copier. **Second** by Mrs. Lory Chancy. All in favor. **Motion carried.**

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LSHA - Regular Meeting Minutes
May 13, 2024

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 1st.

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 Performa/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

Date: June 10, 2024

To: LSHA Trustees

Fr: Dale Williams

Re: Fixed Asset Inventory

Please find attached the 2024 fixed asset inventory for the LSHA. The following amendments are requested:

DELETIONS

Battery back up surge protector APC - Stopped Working

Brother Typewriter - GX-6750 - K3K597906 – Stopped Working

Brother GX-6750 - F8K685527 – Stopped Working

Sharp Copier MX-3070N (7652) – Entered into new lease (McCrimons picked up)

ADDITIONS

Battery back up surge protector APC - BE550G

Brother Typewriter - ML-300 - D5P162147

Dymo Label writer 450 Twin Turbo - SN 17501602429990

Sharp Copier BP-70C31 (8525) – 43020572 -

2024 INVENTORY LIST

	Serial #	Location	Year Purchased	Purchase Amount	Depr. Life	Current Value	Salvage Value	Tag #	
Brother Printer MFC DCP-350C	U61817ABF588549	Front desk	2008	\$ 100.00	5	0		0001	
Optiplex 3070	CZ5FSZ2	Front desk	11/25/2019	\$ 803.25				286	
Hanns Monitor	031GU3BY04937	Front desk		\$ 239.00	5	0		0003	
Sharp MX-3070N (7652)	95082075	Front office	10/8/2019	Lease (\$119.82)				0282	McCrimons picked up
Sharp BP-70C31 Copier (8525)	43020572	Front office	5/30/2024	Lease (\$146.33)				0303	
ISG Mounted Camera		Front office						0005	
4 Drawer Steel File Cabinet (black) (2)		Front office		\$450 each				0006 & 0007	
Shred Master		Front office	5/20/2008	\$ 579.99	5	0		0008	
2 Drawer Rolling File (silver)		Front office		\$ 170.00				0009	
Desk		Front office						0010	
2 Drawer Sliding File Cabinet		Front office		\$ 170.00				0011	
CCTV Surveillance System W/ Remote & Sony Monitor (shows 4 cameras)		Front office	2/1/2013	\$ 8,672.00	7	#####		0012	
Datacard CP60 Plus Printer		Front office	2010	\$ 3,170.00	5	0		0013	
Lenovo Notebook	L3-BVM3W	Front office						0014	
Battery back up surge protector APC		Front office	2017	\$ 73.51				0015	Stopped working
Battery back up surge protector APC	BE550G	Front office	2023	\$104.00				0292	
Epson LCD Projector	M4UF060688L	Front office		\$ 1,000.00				0016	
Mounted Datacard Camera		Cynthia	2006	\$ 1,189.00	5	0		0017	
Optiplex 3070	CYSHS22	Cynthia	11/25/2019	\$ 803.25				0284	
DMI Monitor	D7LMTF224053	Cynthia	2014	\$ 172.49	5			0019	
4 Drawer Steel File Cabinet (black) (1)		Cynthia		\$ 450.00				0020	
2 Drawer Rolling File (silver)		Cynthia		\$ 170.00				0021	
Desk with 2 drawers attached		Cynthia						0022	
Battery back up surge protector APC		Cynthia	2017	\$ 73.51				0023	
Brother GX-6750	K3K597906	Sonja	1/14/2016	\$ 231.10				0024	Stopped working
Brother GX-6750	F8K685527	Sonja	7/26/2023	\$ 250.19				0293	Returned/did not work correct
Brother ML-300	D5P162147	Sonja	10/18/2023	\$ 99.74				0301	
Dymo Label writer 450 Twin Turbo	SN 17501602429990	Sonja	11/15/2023	\$ 439.94				0302	
Optiplex 3070	CYTLS22	Sonja	11/25/2019	\$ 803.25				0283	
Brother	HL-L931OCDW	Sonja	7/29/2021	\$ 650.00				289	
Dell Monitor	CNOKW14V7426144	Sonja	2014	\$ 309.00	5	\$ 61.80		0027	
Dell Monitor	CNOKW14V7426144	Sonja	2014	\$ 309.00	5	\$ 61.80		0028	
Desk with 3 drawers attached		Sonja						0029	
4 Drawer Steel File Cabinet (black) (1)		Sonja		\$ 450.00				0030	
Battery back up surge protector APC		Sonja	2017	\$ 73.51				0031	
Fireproof 4 door file cabinet		Sonja		\$ 1,000.00				0032	
3 Drawer Rolling File (silver)		Sonja		\$ 200.00				0033	
Laptop	8CG82880H8	Sonja	2018	\$ 587.00	5	\$ 587.00		0277	
Dell Latitude 3410 Laptop	GFCGX22	Sonja	8/20	\$ 1,219.00				0288	

Adopted: July 9, 2018

Supercedes all previous inventories

Tascam Audio System	261156	Conference Room					0034
Polycom Sound Station IP6000	0004F2F817F1	Conference Room					0035
Rolling Podium		Conference Room	\$	140.00			0036
Rolling projector cart (Quartet)		Conference Room	\$	84.00			0037
Quartet wall screen		Conference Room	\$	115.39			0038
Fujitsu Scan Snap S510	4932	Conference Room	\$	50.00			0039
2 door storage cabinet		Conference Room					0040
12 folding chairs		Conference Room	\$20.00 each				0041-0044/0058-0065
11 high back rolling chairs (around board table)		Conference Room	\$205.00 each				0066-0075
2 secretarial rolling chairs (Cynthia and Sonja)		Conference Room	\$195.00 each				0076-0077
24 folding chairs (public use)		Conference Room	\$20.00 each				0078-0101
Brother HL-2140 Printer	U61944L8J162930	Dale	\$	250.00			0045

HP Elite Display E221	CNK50601Y1				\$	75.00		0291
ACER LED	MMLW9AA0046370	Dale		\$	150.00	5		0047
4 Drawer Steel File Cabinet (black) (1)		Dale		\$	500.00			0048
Desk with 5 drawers (black)		Dale						0049
Cabinet with double doors and 2 drawers (black)		Dale						0050
Small Cabinet with double doors (black)		Dale						0051
Glass table 3 shelves		Dale	4/13/2012	\$	299.00			0052
Zagg Folio I pad mini with Retina display	60200219AC	Dale		\$	90.00			0053
Optiplex 3070	CZ3MSZ2	Dale	11/25/2019	\$	803.25			0285
Fellowers power shred	C-220C	Dale	2/1/2012	\$	292.98			0055
Battery back up surge protector APC		Dale	2017	\$	73.51			0056
Desk with pull out drawer in middle		Dale						0057
13 chairs		TV room		\$60.00 each				0102-0114
1 Emerson 20 inch wall mounted tv		TV room		\$	100.00			0115
Lifetime Round picnic table		Breezeway		\$	220.00			0116
Kenmore Fridge		Kitchen		\$	550.00			0117
Keurig K-Classis Coffee Maker		Kitchen		\$	119.00			290
Sharp Carousel Microwave		Kitchen		\$	150.00			0119
Table set w/4 chairs		Kitchen		\$	250.00			0120
Rolling Kitchen Cart		Kitchen		\$	175.00			0121
Shelving (2)		Back storage room	10/18/2013	\$294.98				0280-0281
4 Drawer Steel File Cabinet (black) (2)		Back storage room		\$450.00 each				0278-0279
Tables (25)		Classrooms 1 & 2		\$70.00 each				0123-0131/0133-0148

Chairs (121)		Classrooms 1 & 2		\$20.00 each				0154-0200/0201-0276
Storage racks for storing chairs (4)		Classrooms 1 & 2		\$167.88 each				0150-0153
Non rolling tables (2)		Classrooms 1 & 2		\$60.00 each				0132 & 0149
Wall screen (projector use)		Classroom 1		\$115.39				0122
1995 Ford PK - tag #88A ASP	1FTDF15YXSNA5276	Hospital	10/1/2020	0		\$2,000.00		
2006 Chevy Silverado 2500HD - TAG XO2	1GCHC23UX6F10609	Hospital				#####		
1995 Chevy S10 regular cab - TAG - LPIT7	1GCCS1448SK14128	Hospital				\$520.00		

Adopted: July 9, 2018

Supersedes all previous inventories

Properties								
Parcel #12061	199 NE Leon Street	.505 AC						
Parcel #12065	227 NE Hillsboro St	.221 AC						
Parcel #12069	243 NE Hillsboro St	.2163 AC						
Parcel #12071	259 NE Franklin Str	11,065 SF						

LAKE SHORE HOSPITAL AUTHORITY
BUILDINGS ADMINISTRATION FUND

BUDGET AMENDMENT 2024-3			
FISCAL YEAR 2023-2024			
	APPROVED		AS
	BUDGET	AMENDMENT	AMENDED
Auto Exp	\$ 1,250	\$ -	\$ 1,250
Computer/Internet	1,300	600	1,900
Dues/Subscriptions			
Insurance	74,000	-	74,000
Lawn Main	23,910	8,100	32,010
Office Exp	2,300		2,300
Total payroll	73,600	22,500	96,100
Pest control	5,500	1,950	7,450
Postage			
Professional Fees	1,100	430	1,530
Repair/Equipment	12,500	2,800	15,300
Security	94,700	50,000	144,700
Utility - Electric	75,000	52,500	127,500
Fire Alarm	1,500	600	2,100
Utility - Garbage Disposal			
Utility - Phone	5,000	3,500	8,500
Utility - Water/Sewage	43,000	23,000	66,000
	414,660	\$ 165,980	\$ 580,640
FUNDED BY:			
Beginning Cash	\$ 200,000	\$ -	\$ 200,000
Transfer from General Fund	214,660	165,980	380,640
	\$ 414,660	\$ 165,980	\$ 580,640

June 1, 2024

TO: LSHA Trustees

FR: Dale Williams

RE: June 10, 2024, LSHA Trustee Agenda – Additional Information

This memo is to serve as additional information for the agenda item providing for an “Update and Discussion” on efforts to utilize the buildings on the Lake Shore Hospital Campus.

Main Hospital –

- 1.) The status of the effort to transfer this building to Meridian Behavioral Healthcare will be addressed by Todd Kennon, LSHA Attorney under “Unfinished Business” immediately prior to this discussion.
- 2.) Don Savoie, President/Chief Executive Officer, Meridian Behavioral Healthcare has requested to be placed on the July 8, 2024, Trustee meeting agenda.

2 Story Women’s Center -

- 1.) As a respondent to RFP 2024-001(3rd Offer), I met with Derek and Jame Neal (Lifetree Health Services) on Saturday, May 25, 2024, to tour the Lake Shore Hospital Campus. I believe the site visit was beneficial to all parties. Derek and Jame indicated they would need to do some research before reporting back to discuss possible business models.
- 2.) Columbia County continues to have an interest in this building for Court Administration.

Physical Therapy Building -

- 1.) A meeting is being arranged between Dr. Erica Mayo, Richard Powell, Todd Kennon, and myself to discuss the use of this building as previously proposed by Dr. Mayo. I will advise you of the results after this meeting.

NOTES -

- 1.) Efforts to learn more about the possibility of a dental program to support the efforts of the Lake Shore Hospital Medical Assistance Plan continue. Additional conversations with the CCPHU have occurred.
- 2.) Dr. Spates, Dean, FAMU has not had the opportunity to visit the LSHA Campus; however, she recently advised she would schedule a visit soon.
- 3.) Staff have attempted to schedule a meeting with UF Health Shands to discuss numerous topics. These topics include dental, the Lake City Primary Care Center,

and available contractual services for primary care. There has been a complete change of staff since our last communication; therefore, we are still trying to arrange the meeting. I will advise you of the results after the meeting is held.

- 4.) Respondent to RFP 2024-001 Lacreasha Smith, Phlebotomist, has been advised of current efforts regarding the Lake Shore Hospital Campus buildings and has been told her specific needs will be addressed at the appropriate time.

Staff Report
June 10, 2024 Regular Meeting

NEW	1
RENEW	3
INELIGIBLE (INCOME OR OTHER)	0
TOTAL CLIENTS SEEN IN OFFICE IN MAY	4
ACTIVE MEMBERS	19
PUBLIC VISITS	13
PRIMARY CARE VISITS – 2 LOCATIONS	
April, 2024	8
YTD (Fiscal year October – Sept)	59
PHARMACY USAGE	
April 2024	
PATIENTS SERVED	1
RX'S FILLED	1