

**LAKE SHORE HOSPITAL AUTHORITY
BOARD OF TRUSTEES**

Regular Meeting – October 14, 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
Jerry Bullard, Trustee

Lory Chancy – Secretary/Treasurer
Don Kennedy, Trustee

Absent:

Also

Present: Dale Williams, Executive Director
Todd Kennon, Attorney
Richard Powell, Accountant
Shawn Holmgren
Susan Phillips
Philip Fowler
Melissa Olin

Sonja Markham, LSHA Staff
Karl Plenge, NOC
Barbara Foreman
Barbara Lemley
Sheree Allen
James Olin
Jamie Wachter, Reporter

5 participants participated in the LSHA Virtual Regular Board Meeting.

CALL TO ORDER

Chairman Douglas called the in person/virtual October 14, 2024, Regular Meeting to order at 5:15 P.M. Chairman Douglas called for additions/deletions to the agenda. Mr. Dale Williams requested one addition to the Agenda. He would like the Trustees to review the “Agreement to Release Reverter” with the Lake City Masonic Lodge including the two (2) exhibits. **Motion** by Mr. Brandon Beil to approve adoption of the agenda as amended. **Second** by Mrs. Lory Chancy. All in favor. **Motion carried.**

INDIVIDUAL APPEARANCES

Public Comments by Mrs. Barbara Foreman, Ms. Barbara Lemley, and Mr. Shawn Holmgren.

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

Organizational Meeting – Election of Officers

Chairman Douglas opened the floor for nominations for Election of Chair. **Motion** by Mr. Brandon Beil to nominate Chairman Stephen Douglas for Chairman for another term. **Second** by Mr. Don Kennedy. Chairman Douglas asked if there were other nominations for Chairman. There were none. All in favor. **Motion carried.**

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Chairman Douglas opened the floor for nominations for Election of Vice-Chair. **Motion** by Mr. Don Kennedy to nominate our current Vice-Chair, Mr. Brandon Beil, Vice-Chair for the 2024-2025 FY. **Second** by Mr. Jerry Bullard. All in favor. **Motion carried.**

Chairman Douglas opened the floor for nominations for Election of Secretary/Treasurer. **Motion** by Mr. Brandon Beil to nominate Mr. Don Kennedy for Secretary/Treasurer. **Second** by Mrs. Lory Chancy. Roll call vote – Mrs. Lory Chancy – yes, Mr. Don Kennedy – no, Mr. Jerry Bullard – yes, Mr. Brandon Beil – yes. **Motion carried 3 to 1.**

Approval of Lake Shore Hospital Authority Board of Trustees Meeting Schedule

Mr. Dale Williams informed the Board of the 2025 Meeting Schedule. LSHA meetings are the second Monday of each month and start at 5:15 pm. **Motion** by Mr. Don Kennedy to approve the 2024-2025 Meeting Schedule. **Second** by Mrs. Lory Chancy. Public Comment by Ms. Susan Phillips regarding the start time. Discussion. All in favor. **Motion Carried.**

Discussion and Action – Change November 11, 2024, LSHA Board meeting due to Veterans Day (a LSHA holiday)

Mr. Dale Williams informed the Trustees of the conflict. Discussion. **Motion** by Mr. Brandon Beil to amend the 2024 meeting calendar to have the regular November Board meeting on Wednesday, November 13, 2024, at 5:15 pm at the Authority office. **Second** by Mr. Don Kennedy. All in favor. **Motion Carried.**

Discussion and Possible Action – continuance of Zoom meetings

Public comments by Ms. Barbara Lemley, Mr. Stew Lilker (zoom), and Ms. Susan Phillips. Discussion by the Trustees regarding Zoom. **Motion** by Mr. Don Kennedy to continue the Zoom meetings without public comments. **Second** by Mr. Brandon Beil for discussion. Additional discussion. Roll call vote – Mrs. Lory Chancy – no, Mr. Don Kennedy – no, Mr. Jerry Bullard – no, Mr. Brandon Beil – no. **Motion failed.** Zoom meetings will continue.

Discussion and Possible Action – Request to amend Section 8.01 (B) Leave Accounting of the Lake Shore Hospital Authority Personnel Policy Manual to provide a one-time payment to Employee, Sonja Markham, for 34.20 hours

Mr. Dale Williams is seeking an exception to the Personnel Policy to allow payment of 26.20 (actual) of earned work time in lieu of the annual leave converting to sick leave as per the Personnel Policy. Mr. Brandon Beil suggested any excess annual leave of 320 hours be paid out as of October 1st. Discussion. **Motion** by Mr. Brandon Beil to amend the Personnel policy, to state on October 1st any available annual leave in excess of 320 hours can be paid to an employee, or converted to sick leave as per the policy, this can be at the employees discretion. The Executive Director shall monitor the use of employee annual leave to ensure annual leave is used for the purpose intended unless leave requests must be denied to maintain the operations of the Authority. **Second** by Mr. Don Kennedy. All in favor. **Motion Carried.**

Unfinished Business

Dale Williams, Executive Director

Discussion and action – DSI (security service) Rate Change Notice

Mr. Williams reminded the Trustees of the status of the security company and the rate change notice. Mr. Williams recommended to the Trustees to accept the DSI rate change notice at this time. Public Comment by Ms. Susan Phillips. Discussion. **Motion** by Mr. Brandon Beil to sign the DSI agreement and continue services with them. **Second** by Mrs. Lory Chancy. All in favor. **Motion Carried.**

Discussion and Possible Approval – Efforts to Provide Medical Services and/or utilize Buildings on the Lake Shore Hospital Campus including the establishment of an Authority owned primary care clinic operated by a third party

Mr. Dale Williams reported to the Trustees that a Request for Proposals (RFP) had been prepared for an Authority owned primary care clinic. There will be mandatory pre-proposal meeting with interested parties to give a tour of the campus and answer additional questions. Public comments by Ms. Barbara Lemley. Discussion. Mr. Todd Kennon updated the Trustees on the request of the Third Judicial Courts and the two-story Women’s Center. Mr. Williams also informed the Trustees of the City of Lake City’s continued interest in properties located on the hospital campus.

Recess at 6:35 pm to change the recording tape. Chairman Douglas called the meeting back to order after changing the tape.

Discussion continues. **Motion** by Mr. Brandon Beil to proceed with the RFP. **Second** by Mrs. Lory Chancy. Roll call vote – Mrs. Lory Chancy – yes, Mr. Don Kennedy – yes, Mr. Jerry Bullard – yes, Mr. Brandon Beil – yes. All in favor. **Motion Carried.** Continued discussion regarding the City of Lake City, their interest in the campus and the status of the properties given to the City of Lake City. Mr. Beil requested Mr. Williams to reach out to Mr. Rosenthal, Lake City Manager to discuss these items.

Unfinished Business – Todd Kennon – LSHA attorney

Discussion and possible action – Disposition of real property owned by the Lake Shore Hospital Authority to third parties, including but not limited to the Lake Shore Hospital Building pursuant to the “Agreement for the Purchase and Sale of Real Property” from the Lake Shore Hospital Authority to Meridian Behavioral Healthcare.

Mr. Todd Kennon updated the Trustees on the red-line version of the updated Agreement for the Conveyance of Real Property.

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Mr. Todd Kennon asked the Board for additional direction regarding the thirty-year reverter clause, the language regarding adult residential services, the language regarding out-patient services, and the continued operation and maintenance of the helipad. Public comments by Ms. Barbara Lemley, Mr. Shawn Holmgren, an unnamed/unknown female, and Mr. Stew Lilker (zoom). Discussion. **Motion** by Mr. Don Kennedy on the updated red-line Agreement, page 16 item IV, Duration., the duration of the Deed Restrictions, Use Requirements, and Reverter Clause set forth shall be thirty (30) years from the Closing date. **Second** by Mr. Brandon Beil. Roll call vote – Mrs. Lory Chancy – no, Mr. Don Kennedy – yes, Mr. Jerry Bullard – yes, Mr. Brandon Beil – yes. **Motion Carried 3 to 1.** Mr. Todd Kennon and Mr. Dale Williams will get with Meridian’s legal and continue to work on remaining issues. A Special Meeting is scheduled for Tuesday, October 29th at 5:15 pm. (*NOTE* After scheduling the Special Meeting, a conflict arose requiring the Special Meeting to be moved to October 30, 2024.)

Agreement to Release Reverter

Mr. Todd Kennon explained Mrs. Lory Chancy had issues with attesting to the “Agreement to Release Reverter” with the Lake City Masonic Lodge. Mr. Todd Kennon offered solutions to getting the Agreement executed. After discussion, the Trustees decided to change the Secretary/Treasurer attestation to Donald R. Kennedy (newly appointed).

STAFF REPORT

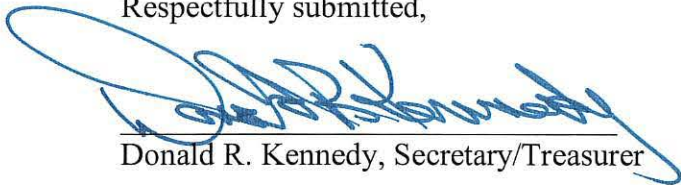
The staff report is in the Trustee packets.

BOARD MEMBER COMMENTS

Comments by Mrs. Lory Chancy.

Meeting adjourned.

Respectfully submitted,


Donald R. Kennedy, Secretary/Treasurer

11-13-24

Date of Approval

Harlan Shawn Holmgren
240 NE Laguna Drive
Lake City, FL 32055
Telephone (561) 389-1490
alligatorlc@outlook.com

October 14, 2024

Lake Shore Hospital Authority Board of Trustees
259 NE Franklin Street, Suite 102
Lake City, FL 32055

Hand Delivered

In re: Lawsuit and legal remedies regarding transfer of Shands Hospital to Meridian Behavioral Health.

Dear Trustees:

I am writing to inform you that I plan to exercise all legal remedies available to me, including but not limited to suing you corporately as a Board, and individually for destroying my quality of life, my real estate values and my right to quiet and peaceful enjoyment of the streets and parks near my home on Lake Desoto. You will recall that I have spoken about this at your meetings several times.

Beginning in 1955, when the Florida Legislature created the Lake Shore Hospital Authority (LSHA), the purpose of the LSHA was clearly to provide surgeries and medical therapies to local indigent populations through a **Hospital** and affiliated network of assets including medical office buildings, admin buildings etc. In 1972, the Legislature inserted a caveat that required one member of the Trustee Board to be a Physician who practiced **at the Hospital**. The intent of this legislation was not for the LSHA to just supervise a collection of medical office buildings and a Land Trust, though. The intent was clear since it included the word "Hospital" in the name. The LSHA was able to conduct other business as needed to *complement* the "Hospital Operations", but it was always clear what the purpose of LSHA was. Hospital.

If the LSHA decided to open a mental health hospital itself, and operate it strictly for the benefit of Columbia County residents, this would likely fall under the Legislative intent. Yet that is not what you have proposed to do. You will destroy real estate values in the center of Lake City, the County Seat, by giving the hospital to Meridian, while simultaneously negating the purpose for which you were created. Meridian is a "for profit" corporation registered in Gainesville, with plans to treat Baker-acted patients here, drawn from numerous Counties and Jurisdictions, in a lock-down mental facility. Many of these patients are dangerous to themselves and others, especially if they escape into the community near parks and playgrounds. Certainly not what the Legislature was intending to do for the poor people here.

Contrary to what one of your Trustees has publicly stated, many in the business community, and residents that have real estate interests near downtown, do NOT support the initiative to give Meridian the Hospital. They are **aghast** that you would do this when there is currently a resolution on the 2024 Election ballot to disband the LSHA; an initiative sponsored by the Columbia County Commissioners.

If you want to give the Hospital building away, you should give it to the County, or City it is located in, not give away assets that belong to the Taxpayers or State of Florida to a For Profit Company with plans that may negatively impact our entertainment district, downtown businesses and area residents. Giving the Hospital to Meridian is not good stewardship of taxpayer dollars, or legislative intent.

All the while, you still don't have a practicing physician on the Board. Surely, making such a monumental change to the LSHA balance sheet, when LSHA validity is being questioned by the very community they were set up to serve, could be considered malfeasance on your part. What would a practicing Physician say if you had one? I'm not sure how legal it is to convey the largest asset you own, a Hospital, without having a local Physician's advice, but it sure does pose a risk of changing the dynamics of real estate & investment in our Down-Town area. The problem is, if you go through with this transfer, whether it's legal or not, the residents of Lake City will have to live with the consequences of your decision forever. And again, what is your function going to be then, if you no longer operate a Hospital? Running a Real estate portfolio? With no Doctor involved? How is that legal?

In addition, what assurance will you provide that this transfer of Millions of dollars' worth of real estate for free will not benefit companies, firms and suppliers who are directly or indirectly involved with the LSHA administration, such as the engineering firm Dale Williams is otherwise employed by; North Florida Professional Services? There should be stipulations in the contract that Meridian will not do business with any of the firms or suppliers that each member of the LSHA Board and Administrative staff have ties to, for a period of 5 years or so; to assuage concerns from residents that paybacks may occur.

The LSHA is not serving the greatest public interest anymore, since the Affordable Care Act now provides care to almost everyone. Now, before the Columbia County Citizens can try to convince the Legislature to disband the LSHA, it appears you are doing your best to injure the very community you were set up to serve. From what I can glean, the LSHA spends \$300,000 - \$400,000 on administrative costs to deliver less than \$100,000 worth of care to the indigent population here, and that's not counting the repair and maintenance costs on facilities. How can you justify spending hundreds of thousands of dollars on administrative cost to administer \$75,000 - \$100,000 worth of care? You should voluntarily vote to disband the LSHA and give the assets to the County, as a matter of conscience.

I implore you to make a better decision; one that will not make you the architect of decline in our community. Be advised, however, that I will pursue all legal remedies available to me, when and if I am injured by the actions of this Board, or can no longer enjoy the quiet peaceful use of my home and neighboring parks. I will likely be enjoined by others in a class action suit against you, if this happens.

Sincerely,



Harlan Shawn Holmgren

c.c. **Stephen Douglas** - Chair, **Lory Chancy** - Secretary/Treasurer, **Brandon Beil** - Vice-Chair,
Don Kennedy - Trustee, **Jerry Bullard**, Trustee, **Dale Williams** - Executive Director, **Todd Kennon** - Attny