

**LAKE SHORE HOSPITAL AUTHORITY  
BOARD OF TRUSTEES**

**Regular Meeting – November 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  
Jerry Bullard, Trustee  
Don Kennedy, Secretary/Treasurer  
Lory Chancy, Trustee

**Absent:**

**Also**

**Present:** Dale Williams, Executive Director  
Todd Kennon, Attorney  
Lauren Cohn, Meridian  
Shawn Holmgren  
Susan Phillips  
Dee Johnson, City of Lake City  
Seth Thomason  
Cindy Thomas  
Sonja Markham, LSHA Staff  
Karl Plenge, NOC  
Ashley Tozier, Meridian  
Barbara Lemley  
Philip Fowler  
Bryan Thomas  
Debra Griffin  
Jamie Wachter, Reporter

6 participants participated in the LSHA Virtual Regular Board Meeting.

**CALL TO ORDER**

Chairman Douglas called the in person/virtual November 13, 2024, Regular Meeting to order at 5:15 P.M. Chairman Douglas called for additions/deletions to the agenda. There were none.

**Motion** by Mrs. Lory Chancy to approve adoption of the Agenda. **Second** by Mr. Jerry Bullard. All in favor. **Motion carried.**

**INDIVIDUAL APPEARANCES**

Public Comments by Mr. Shawn Holmgren, Mr. Stew Lilker, Ms. Susan Phillips and Ms. Barbara Lemley.

**CONSENT AGENDA**

Chairman Douglas called for a motion to approve the Consent Agenda. **Motion** by Mrs. Lory Chancy to approve adoption of the Consent Agenda. **Second** by Mr. Jerry Bullard. All in favor.

**Motion carried.**

**NEW BUSINESS**

**Discussion and Possible Action – Lake Shore Hospital Authority Fee Proposal – Powell and Jones**

Powell and Jones is requesting a \$10,000 fee (the year ending September 30, 2023, was \$8,770) for the FY ending September 30, 2024, audit. Future years will be adjusted based on the Consumer Price Index. The Authority can terminate the agreement at any time.

Public comments by Mr. Shawn Holmgren. Discussion. **Motion** by Mrs. Lory Chancy to retain Powell and Jones and approve updated fee proposal. **Second** by Mr. Jerry Bullard. All in favor. **Motion carried.**

Discussion and Possible Action – Lake Shore Hospital Authority Budget Amendments for the following funds for the year ended September 30, 2024.

Buildings Administrative Fund  
Healthcare Services Fund  
Operating Funds

Mr. Dale Williams informed the Trustees of the Budget Amendments for the FY ended September 30, 2024. Public comments by Ms. Susan Phillips. Discussion. **Motion** by Mrs. Lory Chancy to approve the Buildings Administrative Fund amendment. Discussion. **Motion withdrew** by Mrs. Lory Chancy. Mr. Williams continued explaining the amendments to the Healthcare Fund and the Operating fund. Public comments by Mr. Shawn Holmgren. **Motion** by Mrs. Lory Chancy to approve all three (3) Budget Amendments for each Authority fund. **Second** by Mr. Jerry Bullard. All in favor. **Motion Carried.**

Discussion and Possible Action – Request to amend Section 8.01 (B) Leave Accounting of the Lake Shore Hospital Authority Personnel Policy Manual

Mr. Dale Williams presented to the Trustees revised language for the Authority's Personnel Policy. Public comments by Mr. Shawn Holmgren. **Motion** by Mr. Brandon Beil to approve the revision for Section 8.01 (B) Leave Accounting of the Lake Shore Hospital Authority Personnel Policy Manual. **Second** by Mrs. Lory Chancy. All in favor. **Motion Carried.**

Discussion and Possible Action – RFP for Community Health Needs Assessment

Mr. Dale Williams updated the Trustees on the RFP for Community Health Needs. Public comments by Mr. Stew Lilker, Mr. Shawn Holmgren, and Ms. Barbara Lemley. Discussion. **Motion** by Mr. Brandon Beil to approve and issue the RFP for the Community Health Needs Assessment. **Second** by Mr. Don Kennedy. Roll call vote – Mrs. Lory Chancy – yes, Mr. Don Kennedy – yes, Mr. Jerry Bullard – yes, Mr. Brandon Beil – yes. All in favor. **Motion Carried.**

Discussion and Update regarding Notice of Not-For-Profit entity Directors and Officers Liability and Employment Practices Liability

Mr. Dale Williams reported the Not-For-Profit Entity Directors and Officers Liability and Employment Practices Liability insurance was renewed at the rate of \$45,000, the same as last year.

**UNFINISHED BUSINESS**

Discussion and Update – Zoom costs

Mr. Dale Williams advised the Trustees there will not be a savings if the Trustees decided to discontinue call in comments on Zoom during the Board meetings. The cost to the Authority would remain the same with or without “call ins”.

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 there are two (2) changes to the update. A Primary Care Clinic has been added as a possible use for the Physical Therapy Building. One entity attended the mandatory pre-proposal meeting. The deadline for proposal submission is Monday, November 25, 2024. Public comments by Mr. Shawn Holmgren, and Ms. Barbara Lemley. Discussion. Mr. Williams also informed the Trustees a letter has been received from the City of Lake City advising the Authority hospital campus buildings are presently nonconforming as to prior uses as per the city’s Land Development Regulations.

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. The letter received from the City of Lake City regarding the possible nonconforming status of the hospital building affects the proposed agreement with Meridian. Due to this, Mr. Todd Kennon is now working with Mr. Terrell Arline, Land Use Attorney out of Tallahassee, on a draft response to the City of Lake City. Negotiations will continue with Meridian once the nonconforming status has been resolved. Public comments from Ms. Debra Griffin, Ms. Susan Phillips, Mr. Shawn Holmgren, Mr. Stew Lilker, and Ms. Barbara Lemley.

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

Public Comments by Ms. Joy Stevens (zoom)

Discussion and comments by the Trustees. The Trustees would like to invite the City of Lake City to come to an Authority meeting regarding the lots they are requesting.

**STAFF REPORT**

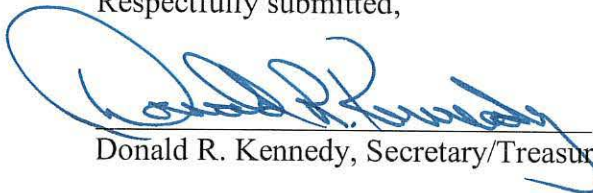
The staff report is in the Trustee packets.

**BOARD MEMBER COMMENTS**

Comments by Mr. Brandon Beil to have speaker cards prior to the meetings for the call in participation for Zoom calls. Comments by Mrs. Lory Chancy.

Meeting adjourned.

Respectfully submitted,

  
Donald R. Kennedy, Secretary/Treasurer

  
Date of Approval