

**MINUTES
LOWER FLORIDA KEYS HOSPITAL DISTRICT
BOARD OF COMMISSIONERS
FEBRUARY 13, 2023**

PRESENT: Mrs. Ovide, Mr. Levin, Mr. Hammond, Mr. Muir, Dr. Chambers

ABSENT: Dr. Thompson

ALSO PRESENT: Mr. Hill, Mr. Fishman (via phone), Mrs. Harrison, Mr. Clay, Mrs. Rosado, Mr. Massey (Nursing Home Administrator, Mrs. Williams (Director of Nursing)

CALL TO ORDER:

Mrs. Ovide called the meeting to order at 3:00 p.m.

PLEDGE OF ALLEGIANCE

Mrs. Ovide led the attendees in the pledge of allegiance.

APPROVAL OF AGENDA:

Mrs. Ovide requested that 2023 Election of Officers be added to the agenda.

MINUTES:

The minutes of the Board of Commissioners meeting held on October 11, 2022 were reviewed as presented:

**Mr. Hammond motioned to approve the minutes to be accepted as presented,
Mr. Levin seconded. The motion carried unanimously.**

CHAIRMAN'S REPORT: DR. THOMPSON

Dr. Thompson wasn't in attendance so there was no report at this time.

HOSPITAL CEO REPORT: MR. CLAY

Mr. Clay stated that the hospital is now a 4 star facility and would be a 5 star if it wasn't for patient satisfaction scores being such a huge factor and the next time quality scores are rated he feels they will be there.

The hospital received Stroke Gold plus award last year and received a Grade B through the Leapfrog Survey report so the hospital is doing a good job. Employee engagement seemed to be an area of weakness due to pay which is always a struggle and the hospital is working

on improving in that area. The quality of care with staff and patients is of huge importance and the hospital will be evaluating all measures to get that scoring up.

The hospital administration has assigned leaders to a block of rooms to ask questions to patients to identify any failures and they evaluate opportunities where they see failures and address the issues to improve employee/patient engagement survey scores up.

The hospital is actively recruiting physicians and will fill gaps where they see fit in the community. Mrs. Harrison praised Mr. Clay in his position as being so active in the community and so engaged which attracts community trust. Mrs. Ovide also praised Mrs. Harrison for entering into the new role as Nursing Home Advisory Board Rep and taking it so seriously and providing the board with that next level of information which is greatly appreciated.

A copy of Mr. Clay's report is attached to the official minutes.

DELEGATE TO CHS BOARD: MRS. HARRISON

There was no report from Mrs. Harrison presented to the board.

NURSING HOME COMMUNITY REP REPORT: MR. BATTY

Mr. Batty was selected to serve as the community rep but hasn't made any meetings so we will be selecting a new nursing home advisory rep.

NURSING HOME ADMINISTRATOR REPORT: MR. MASSEY

Mr. Massey introduced himself as the new Nursing Home Administrator who was brought into to assist with the AHCA inspection survey regulatory compliance deficiencies the nursing home is having. Mrs. Donna Rosado and the new Director of Nursing Mrs. Williams attended the meeting with him as he brought the District Board up to date. Lilac Group is the new management company who will be managing the Nursing Home for the Portipiccolo group.

The current census at the nursing home is 92 residents but they aren't currently accepting any new patients with their license status and are hoping that AHCA comes next week to complete their survey and they can open the admissions department back up. Patient moral and community engagement is starting to happen again at the center and the patients seem to really be enjoying the attention and positive things that are starting to happen.

Mrs. Ovide told Mr. Massey that it is very important that the nursing home Administrator communicate with our attorney Mr. Fishman due to the AHCA inspections as the district board has a clause in the ground lease that states they are required to submit them after every inspection.

NURSING HOME ADVISORY BOARD REPORT- MR. HAMMOND

Mr. Hammond was present at the meeting but didn't have a report to present.

AUDITOR'S REPORT: MR. HILL

Mr. Hill was present at the meeting and will be presenting the FY 22 financial statements at the May 2023 meeting,

ATTORNEY'S REPORT: MR. FISHMAN:

Mr. Fishman didn't have anything to report except that he sent a letter to Portipiccolo General Counsel to address the issues of the owners not letting him know there is a new group that is managing their facility. The District Board has requested a flow chart of Lilac Property Management to see who their offices and management is running the facility.

The district executed a new amendment to the ground lease that shortened the balloon payment from 10 years to 5 years and it expires 10/31/25 unless they refinance again. If the nursing home owners refinance the loan again the entire balance of the additional rent principal would become due to the District Board.

APPROVE FINANCE COMMITTEE QUARTERLY FINANCIAL REPORTS

All of the board members were present in the finance committee and listened to the financial report, PFM report and the quarterly financial reports for quarter ended December 31, 2022.

Mr. Muir motioned to approve the financial reports from PFM for the period ended December 31, 2022 and the quarterly financial report for the quarter ended December 31, 2022. Mrs. Levin seconded and motion carried unanimously.

OLD BUSINESS: BOARD MEMBER TERM EXPIRATIONS

Mr. Levin advised the board that all board members terms are expired and have been expired for years, Mr. Fishman previously sent a letter to the State of Florida General

Counsel and received no response, The State has new General Counsel so Mr. Fishman is going to try sending another letter. Mrs. Ovide sent a letter to the Governor and the appointments office last week and hasn't had a response yet.

NEW BUSINESS ELECTION OF OFFICERS:

Mrs. Ovide opened up the floor for nomination:

Chair-Mr. Hammond nominated Dr. Thompson as Chair again and Mr. Levin seconded.

Vice Chair: Mrs. Ovide nominated Mr. Hammond and Mr. Levin seconded

Secretary: Mr. Levin nominated Mrs. Ovide for Treasurer and Mr. Muir seconded

Treasurer: Mrs. Ovide nominated Mr. Levin and Mr. Muir seconded

Nursing Home Board Rep-Mr. Muir
Community Nursing Home Board Rep-


CHS Governing Board Rep-Dr. Thompson
CHS Governing Community Board Rep- Mrs. Harrison


FINANCE COMMITTEE:

Mr. Levin motioned that the Finance Committee remain the same with members Mr. Levin, Mrs. Ovide and Mr. Muir for the next year. Mrs. Ovide seconded and the motion carried unanimously.

ADJOURNMENT:

There being no further business to come before the District Board, the meeting was adjourned by Mrs. Ovide at 4:10 pm.


Approved, Secretary


Date