

**MINUTES
LOWER FLORIDA KEYS HOSPITAL DISTRICT
BOARD OF COMMISSIONERS
MARCH 3, 2026**

PRESENT: Mrs. Ovide, Mrs. Sterling, Mrs. Swift, Dr. Thompson, Mrs. Spottswood, Mr. Hammond & Mr. Muir

ABSENT: Dr. Chambers & Mrs. Swift

ALSO PRESENT: Mr. Fishman, Mrs. Nowels (sign in sheet for community members in attendance)

CALL TO ORDER:

Chairman Sterling called the meeting to order at 2:37 p.m.

PLEDGE OF ALLEGIANCE:

APPROVAL OF AGENDA:

The agenda was amended to add fact-finding committee report. Mrs. Ovide motioned and Muir seconded and the agenda was approved unanimously.

CHAIRMAN'S REPORT:

Mrs. Sterling stated before the community speakers were called upon that in the past the meetings have had an open dialog and the board wants that, but the board also needs to be productive so public comment will be limited to the beginning of the meeting and we won't allow any comments or questions while there are presentations or discussion happening and then will allow public comment again at the end.

COMMUNITY SPEAKERS:

Steve Russ commented on the engineering analysis and stated he didn't notice any observations relating to storm worthiness of the facility or future costs, as it might relate to that.

Sam Kaufman thanked the board, Akerman law firm, Stroudwater and all those involved for the continued hard work being done in refining the RFP. He stated this is one of the most important decisions in our community and appreciates the deliberate approach in handling the RFP for the prospective operator.

FACT FINDING COMMITTEE REPORT:

Mr. Padgett reported on three key concerns: unfinished maintenance, precise property usage measurement in new leases, and the relationship between CHS and KDI. Mr. Padgett requests that the board address these issues before finalizing the RFP and emphasizes the need for a clear plan for Depoo and its associated costs.

AKERMAN RFP REPORT

Mr. Slavkin from Akerman was in attendance as well as Mrs. Nowels and gave an update since the last meeting where they have continued to fold in comments from the public, comments from the board, comments from last meeting, as well as recommended changes that are being considering as they continue with the fact finding process as well as the market analysis. Akerman continues to meet very regularly with Stroud water, specifically the criteria that you will see in the next draft of the RFP, as well as revisions to the RFP. Akerman has also been engaged in additional stakeholder meetings with members of the public as well. Akerman continues to encourage members of the public, as well as the board, to send their input, their thoughts and their concerns, to us so that we can fold them in. They are also collecting market data to reflect both the needs that are going to be reflected in the criteria as well as RFP sections. Akerman also has been analyzing the recently received engineering report and as promised will provide the draft RFP which incorporates the information at the next meeting. Akerman will also be preparing a road map for the board that outlines the timeline, the timeline of the next steps and what happens once the RFP is published. Prospective operators will submit their responses and Akerman is recommending that the board proceed with the criteria, the grading, the announcements and all the way through to negotiations. There will be site visits for the respondents which will be included in the RFP, so anyone interested in responding gets fair and equal notice to the RFP and then has an opportunity for site visits

Akerman thanked everyone who has been responding to our requests for information and will continue to meet with stakeholders in the community in the health care field to solicit market data, opinions and concerns. Akerman also recognized that at the close of the meeting in December that the board was going to move forward with an engineer to do an assessment of the building Akerman has also been in discussions with potential consultants to support the process. Akerman believes that the help of a consultant would strongly improve the RFP process and recommends the district hire one. Akerman believes the engineering report would be a key piece to the RFP and wants to wait to finalize the RFP until it is complete as this would allow any significant changes noted to serve as an exhibit to the RFP.

Akerman agreed to provide a revision of the RFP 30 days after the engineer report and is set to have the district board approve the RFP at the May meeting for publication. At the May meeting, Akerman will have a roadmap as well as the rules of the road as there are statutes and regulations that require the confidentiality of certain portions of the RFP process being recorded and also the confidentiality of certain portions.

A copy of the draft RFP is attached to the official minutes.

PROPOSAL FOR MEDICAL EQUIPMENT INSPECTION:

Mrs. Sterling discussed the proposal for a medical equipment inspection, noting the initial proposal was for \$15,000.

Mrs. Thompson made a motion not to move forward with the inspection for medical equipment Mrs. Ovide seconded and the motion carried unanimously

BOARD COMMENTS:

Mrs. Sterling addressed the importance of the RFP process and the need for community input. She also stated there could be potential separate conversation to discussing a plan B if cooperation is not received from KDI.

ADJOURNMENT:

There being no further business to come before the District Board, Mrs. Sterling motioned to adjourn, and the meeting was adjourned at 3:29pm.



Approved, Secretary



Date