MINUTES
LOWER FLORIDA KEYS HOSPITAL DISTRICT
BOARD OF COMMISSIONERS
MAY 11, 2026

PRESENT: Mrs. Ovide, Mrs. Sterling, Dr. Oppenheimer, Dr. Thompson, Mr. Hammond, Dr. Chambers

ABSENT: Mr. Muir, Mrs. Spottswood & Mr. Toppino

ALSO PRESENT: Mr. Fishman, Mrs. Nowels, Mr. Slavkin & Claire Kelly attending via phone (sign in sheet for community members in attendance)

CALL TO ORDER:

Chairman Sterling called the meeting to order at 3:01 p.m.

PLEDGE OF ALLEGIANCE:

APPROVAL OF AGENDA:

Mrs. Sterling stated there were a few amendments that needed to be made to the agenda. There wasn't a quorum for the finance committee meeting as Mr. Muir was out of the country and Mrs. Swift is no longer on board, so the finance committee report will need to be added to the board agenda for approval. Under new business, there will need to be an item added for replacement of Vice Chair as Mrs. Swift is no longer serving on the district board. Finally, the Chief of Staff report from Dr. Blass was removed as he wasn't in attendance to present a report.

> **Mrs. Ovide motioned to approve the amended agenda as revised. Mr. Hammond seconded. The motion carried unanimously.**

APPROVAL OF MINUTES:

MINUTES

The minutes of the Board of Commissioners meeting held on February 3, 2026, March 3, 2026, and April 7, 2026, were reviewed as presented:

> **Mr. Hammond motioned to approve February 3, 2026, minutes. Dr. Chambers seconded. The motion carried unanimously.**

> **Mr. Hammond motioned to approve the March 3, 2026, minutes. Dr. Chambers seconded. The motion carried unanimously.**

> **Mr. Hammond motioned to approve the April 7, 2026, minutes. Dr. Chambers seconded. The motion carried unanimously.**

QUARTERLY FINANCIAL REPORT:

The quarterly financial report was sent to all the board members in their board packages. There were no questions from the board regarding the quarterly financial report.

> Mrs. Ovide motioned to approve quarterly financial report. Mr. Hammond seconded. The motion carried unanimously.

FY25 DRAFT AUDIT REPORT:

Mr. Lopez presented the draft FY25 audit report. The district received a clean opinion, and Mr. Lopez highlighted the key points in the audit. Mr. Lopez stated there was a decrease in the advanced rent receivable and an increase in cash due to the payoff of the nursing home advance rent receivable note and there was a gain in investment income of $1.5 million for the fiscal year. Mrs. Sterling stated there were some small revisions that she wanted to see incorporated into the management report and Mrs. Ovide questioned the timeliness of the audit.

> **Mrs. Ovide motioned to approve the FY25 draft audit report with minor revisions. Dr. Chambers seconded. The motion carried unanimously.**

CHAIRMAN'S REPORT:

Mrs. Sterling is very pleased with the progress the district has made as far as the RFP. Mrs. Sterling also wanted to thank Mrs. Swift for her hard work and commitment to the board while she served and welcomed her replacement Dr. Oppenheimer. Mrs. Sterling wanted Mr. Fishman to verify that Dr. Oppenheimer was eligible to vote for the record. Mr. Fishman stated that since he is officially appointed to office and the bond application is pending, he has a 30-day window and is eligible to vote. Mr. Toppino requested at the last meeting that a member of the Sanchez family attend our meeting, so Mrs. Sterling reached out to Bobby Sanchez and invited him to the meeting and introduced him to the audience.

CHS REPORT:

Mr. Bigby presented the 2025 Community Impact report and went over some of the hospital statistics and also gave a status update on their capital projects. Mr. Bigby went over the plan for the hospital in the event of a hurricane and also stated they celebrated Nurses week this past week.

AKERMAN RFP REPORT:

Mrs. Knowles and Mr. Slavkin were present in person and Clair Kelly from Stroudwater participated on the phone. Mrs. Nowels went over the Florida Statue 155 report and the board tasked Akerman at the last meeting to gather proposals from firms and bring them back to the board. There were (5) firms that Akerman reached out to and narrowed it down to (2) firms. The firms proposed to the board for approval were VMG and Health Management Associates. Health Management Associates could only perform one portion of the report and were not able to complete the fair market value report so Akerman recommended VMG as they can provide both pieces of the report and anticipate a final report within 4-5 weeks of engagement.

Dr. Chambers motioned to approve the VMG proposal and Mr. Hammond seconded. The motion carried unanimously.

Mrs. Nowels went through the revised changes to the RFP page by page and incorporated any comments they received. The definition or scope of the hospital was a concern as there is Depoo facility, so Akerman clarified and tightened up the definition of hospital to avoid any confusion between the district hospital and Depoo hospital as this RFP is just for the district hospital located on College Road.

Mrs. Nowels clarified that the land and facilities revert to the District and Kennedy Drive respectively and there is no transfer of licenses. New operators would be subject to regulatory approval. There will be (2) site visits offered for respondents and they will also be offered a 15-minute presentation to present to the board at the closing of the 90-day window of the RFP closing. Respondents need to mark what information they are submitting confidentially in their submission as all documents unless marked are public record.

Responses will come in writing and then the board will grade the written responses. The board will also hold private interviews which will be recorded by Florida Law and then the interviews will be graded by the board. The selections will then be narrowed down to finalists after the written and interview portions are complete. The board will then conduct a deliberative review process of best and final review sheets. Once the RFP is open, the respondents can ask Akerman any questions they may have or about the process and those questions and responses will be made available to all respondents to keep the process transparent and fair. Akerman recommended to the Board that a non- disclosure agreement not be attached to the RFP as it is the responsibility of the respondent to disclose what they deem confidential.

Mrs. Sterling stated that due to the advice of counsel of the Board and the required F.S. Chapter 155 assessment not yet complete that the RFP approval will be postponed until the next meeting.

NEW BUSINESS:

NURSING HOME CPI RENT INCREASE:

Mr. Fishman prepared a letter and sent it to the Nursing home notifying them of the 2.7 % CPI rent increase which will take effect on April 1st. The new monthly rent is $5,582.82 a month through March 31, 2027. The increase resulted in a $146.77 increase per month.

APPROVAL OF 6^{TH} AMENDMENT TO GROUND LEASE:

Mr. Fishman brought forward the 6^{th} amendment to the nursing home ground lease subject to a small reference to some paragraphing and rent date change Mrs. Sterling requested it was set forth for approval.

> **Mrs. Ovide made a motion to approve the 6^{th} amendment to the ground lease. Mr. Hammond seconded and the motion carried unanimously.**

APPROVAL OF NURSING HOME ESTOPPEL LETTER:

The new operator is looking to refinance the mortgage on the property and has asked the district to approve an estoppel letter that is normal and the board just makes representation that the rent is current and lease is in effect.

> **Mrs. Ovide made a motion to approve the execution estoppel letter. Mr. Hammond seconded and the motion carried unanimously.**

REPLACEMENT OF VICE-CHAIR POSITION:

Mrs. Ovide nominated Mr. Hammond as the Vice-Chair and Dr. Thompson nominated Dr. Chambers. The nominations were closed and the roll was called.

ROLL CALL:

Dr. Chambers-**Mr. Hammond**
Mrs. Sterling- **Mr. Hammond**
Mrs. Ovide- **Mr. Hammond**
Dr. Oppenheimer- **Mr. Hammond**
Dr. Thompson- **Dr. Chambers**
Mr. Hammond- **Dr. Chambers**

Mr. Hammond was elected as the Vice-Chairman with a 4-2 vote.

APPOINTMENT OF FINANCE COMMITTEE MEMBER:

Dr. Chambers nominated Mrs. Sterling as the replacement finance committee member and Mrs. Ovide seconded and the motion passed unanimously.

PUBLIC COMMENTS:

Mrs. Swift stated she was honored to serve on board and impressed with the community support. She gave kudos to Mr. Krenke, Mr. Kaufman and the fact-finding committee. Mrs. Swift also praised Mrs. Sterling on how amazing she has done in serving as Chair.

Mr. Krenke gave praise to Mrs. Swift for the hard work she did in the short time she served on board. He also stated how grateful he was to Mrs. Sterling on her hard work and dedication she has put into the board.

Mr. Kaufman also praised Mrs. Swift for being a wonderful advocate to the board and encouraged her to re-apply for a board position. He also thanked the board, community and all the lawyers who assisted in getting the RFP to the stage it is at.

ADJOURNMENT:

There being no further business to come before the District Board, Dr. Oppenheimer motioned to adjourn, Mrs. Ovide seconded and the meeting was adjourned at 4:45pm.

Kathy A. Dusti — 9-8-26

Approved, Secretary — Date