

**MINUTES  
LOWER FLORIDA KEYS HOSPITAL DISTRICT  
BOARD OF COMMISSIONERS  
MAY 15, 2023**

**PRESENT:** Mrs. Ovide, Mr. Levin, Mr. Hammond, Dr. Chambers, Dr. Thompson

**ABSENT:** Mr. Muir

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

**CALL TO ORDER:**

Dr. Thompson called the meeting to order at 3:00 p.m.

**PLEDGE OF ALLEGIANCE**

Dr. Thompson led the attendees in the pledge of allegiance.

**APPROVAL OF AGENDA:**

**MINUTES:**

The minutes of the Board of Commissioners meeting held on February 13, 2023 were reviewed as presented:

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

**CHAIRMAN'S REPORT: DR. THOMPSON**

Dr. Thompson had two items to bring before the board. She brought up that the public relations and communications efforts from the hospital could be improved to help people with understanding their bills and charges. She also had complaints about the understaffing of the nursing home and the cleanliness of some of the living units.

Nursing home understaffing living certified him with cleanliness.

**HOSPITAL CEO REPORT: MR. CLAY**

Mr. Clay stated that the hospital is still a 4 star facility and would be a 5 star if it wasn't for patient engagement scores as they are such a huge factor. Patient engagement scores are at a 3 star in patient engagement. The hospital has to receive a 9 or a 10 to be able to

receive a high score in that category to bump them up to the next rating. The clinical scorecard for all CHS hospitals puts Key West at 29 out of 80 in rankings. There was an OSHA complaint when there was water restrictions. The hospital switched to bottled water for staff and patients. When the bottled water supply went low management advised staff to reduce the amount of water being distributed and an employee wasn't happy and made the complaint.

Accreditation certifications remain the same and the hospital had a mock joint commission survey which allowed them to identify some areas they can improve. Employee engagement survey was conducted and Mr. Clay wanted to get an idea of the hospital and the way the employees are perceiving the culture. Pay was the biggest issue that arose on the survey across the board. YTD employee retention is 90.8% which is a decline from prior year. Mr. Clay continues to be aggressive in actively recruiting an interventional cardiologist and an Orthopedic Surgeon. The hospital has some expansion projects in the works and will be refurbishing the patient rooms.

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 ADMINISTRATOR REPORT: MR. MASSEY**

There was no report submitted to the board but Mr. Massey was present and stated that the housing crisis is the biggest issue they are facing with keeping employees. He discussed some internal changes with dietary and food preparation services and talked about their accreditation.

#### **AUDITOR'S REPORT: MR. HILL**

Mr. Hill was present at the meeting and presented the FY 22 financial statements to the board. There was some language that was added to include the 5<sup>th</sup> amendment to the ground lease and notated the change in the balloon payment. The net position at year end was 10.99 million compared to prior year of \$13.098 million.

There was a decrease in net position of 2.1 million compared to prior year of 1.854 million increase which was due to an investment loss at 9/30/22. There was a current fiscal year decrease of 2.042 million (2022/2021) vs. the prior fiscal year (2021/2020) change of an increase of 2.11 million. Overall, there was over a 4 million dollar change from fiscal year (2022/2021) vs (2021/2020).

GASB 87 lease implementation went into effect in this fiscal year so the only lease we have that affects the financial statements is the nursing home lease. The value of the lease that was established in 1982 had to be recorded and there were entries added to the books.

The auditor did bring up the indigent care program and a couple items about out of town billing addresses for physicians and also contracts executions that is being researched by Mr. Fishman and Mr. Clay and will be addressed at the next meeting. The letter of communication was presented to the board and there will be a 2 week holding period for board comments before final submission.

The auditor issued a clean opinion to the financial statements of the District.

A copy of the FY22 draft financial statements are attached to the official minutes.

**ATTORNEY'S REPORT: MR. FISHMAN:**

Mr. Fishman gave his report under the Audit report presentation and had no further information to add. Mrs. Ovide asked Mr. Fishman to reach out every month to the Governor's office in regards to expired terms.

**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 March 31, 2023.

**Mr. Levin motioned to approve the financial reports from PFM for the period ended March 31, 2023 and the quarterly financial report for the quarter ended March 31, 2023. Mrs. Ovide seconded and motion carried unanimously.**

The next hospital board meeting dates for the District are August 7<sup>th</sup> & November 13<sup>th</sup>.

**ADJOURNMENT:**

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



Approved, Secretary



Date