

MINUTES
LOWER FLORIDA KEYS HOSPITAL DISTRICT
BOARD OF COMMISSIONERS
MAY 6, 2025

PRESENT: Mrs. Ovide, Mrs. Sterling, Mr. Muir, Mrs. Spottswood, Dr. Chambers, Mr. Hammond, Mrs. Swift and Mr. Toppino

ABSENT: Dr. Thompson

ALSO PRESENT: Mr. Fishman, and residents from the community (sign-in sheet attached to official minutes).

CALL TO ORDER:

Chairman Ovide called the meeting to order at 3:04 p.m.

PLEDGE OF ALLEGIANCE

Chairman Ovide led the attendees to the pledge of allegiance.

MINUTES

The minutes of the Board of Commissioners meeting held on February 7, March 4, & April 1, 2025, were reviewed as presented:

Mr. Muir motioned to approve the minutes be accepted as presented with the addition of Stephen Hammond being added as present to all sets of minutes, Mr. Hammond seconded. The motion carried unanimously.

CITIZEN INPUT:

Chairman Ovide went over the citizen input guidelines as stated below:

Presentations to the Board are limited to three (3) minutes for each individual speaker and five (5) minutes for the representative of a designated group. Transfer of time between individuals and/or groups is not permitted. Letters submitted to each Board Member and/or the district Administrator prior to a Board Meeting will not additionally be read into the record at the meeting. All statements must be directed towards the Board; no person may address or question Board Members individually, and Board Members will not engage in a dialogue with people making public comment. Furthermore, all speakers agree to abide by the Code of Conduct for Citizen Input and will begin their presentation by stating the full name and their city or town of residence for the record.

CHAIRMAN'S REPORT:

Mrs. Ovide stated her concerns with the timeline and said she feels that the lease the district entered in 1999 was with a good provider but a weak lease. She feels the main goal is to negotiate a lease with quality patient care.

CHS HOSPITAL REPORT:

Mr. Bigby was hired as the new CEO of the hospital and his first day was 4/30/35. Mr. Bigby has been in healthcare for 35 years, serving 29 of them in the Navy. The key areas he wants to focus on are patient quality/care, process improvement and community engagement. Mr. Bigby wants to be a transparent leader and looks forward to bringing the hospital up to a 5-star facility.

BOARD APPOINTED FACT-FINDING COMMITTEE: MR. BATTY

Mr. Batty presented himself as the Chair of the committee and stated the committee was looking for guidelines for the committee and what the board's expectations were. Mr. Padgett stated the Fact-finding committee had retained Vernis & Bowling not to exceed the budget of \$10,000 that is being funded by the district board. The fact-finding committee has requested the lease agreements for legal counsel to review.

ATTORNEY REPORT: MR. FISHMAN

The transaction between The Portopiccolo Group and 428 Healthcare for the consummation of the sale of the nursing home closed May 1st, at which time The Portopiccolo Group will paid off the balance of the Additional Rent owed the district in the amount totaling \$1,960,055.29. The district was asked to execute the Assignment of the ground lease and the sixth Amendment to Ground Lease.

The result of the approval of the transaction between The Portopiccolo Group and 428 Healthcare, reflected and increase in the monthly rent for the nursing home by 10%. The rent will increase annually by the amount of CPI for the year that ends. The rent increased by 3% for this past year's calculation, and the new monthly rent for the April 2025 – March 2026 year is \$5,436.05.

Mr. Fishman is still in contact with the consultants that provided proposals and will continue working with them to try and get a fixed rate and proposal that is acceptable to the Board.

A copy of Mr. Fishman's Report and Memo are attached to the official minutes.

CHS ADVISORY BOARD REP: MRS. HARRISON

Mrs. Harrison had no report to share at this time.

NURSING HOME ASST. ADMINISTRATOR REPORT: MR. KEIGHLEY

Mrs. Rosado submitted the report to the district board and stated they had a small open house and that the owners were making some capital improvements to the building this month. The census was 107 and they are continuing to hire in all departments and offer a CNA course.

NURSING HOME ADVISORY BOARD REP: MR. MUIR:

Mt. Muir had no report to share at this time.

NURSING HOME COMMUNITY REP: MRS. SMITH:

Mrs. Smith submitted her report to the board and there were no questions from the board.

A copy of Mrs. Smith's report is attached to the official minutes.

APPROVAL OF FINANCE COMMITTEE QUARTERLY FINANCIAL REPORTS:

Dr. Chambers motioned to approve the financial report from PFM and the quarterly financial report for the quarter ended March 31, 2025, Mrs. Sterling seconded, and the motion carried unanimously.

A copy of the quarterly financial reports and investment policy are attached to the official minutes.

OLD BUSINESS: RURAL CONSULTANT ENGAGEMENT

Mrs. Swift has a concern about the fee involved with hiring a consultant. Dr. Chambers believes the scope is broad and that the fees the consultants are requesting in their proposals are very expensive. Mr. Hammond is concerned with the timeframe and price of the consultant fee. Mrs. Sterling believes that a consultant is needed to create a baseline but agrees with the other board members that the fee is too high.

DISCUSSION REGARDING OUTSIDE LAW FIRM ENGAGEMENT:

Mr. Fishman worked with Mrs. Sterling and Mr. Batty in regard to retaining an attorney with healthcare, government and transactional experience. Akerman law firm was suggested and Mr. Fishman reached out to them to see if they would be willing to assist the district through the lease negotiation process.

Mrs. Sterling motioned to retain Akerman law firm as outside counsel, Mrs. Spottswood seconded, and the roll was called:

Mrs. Sterling- yes
Mrs. Spottswood-yes
Mr. Hammond-yes
Mrs. Ovide-yes
Dr. Chambers-yes
Mr. Muir-yes
Mrs. Swift-yes

The vote passed unanimously 7-0

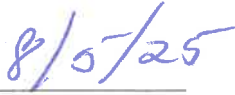
PUBLIC COMMENT:

There were several members from the community that spoke, and the sign-in sheet is attached to the official minutes.

ADJOURNMENT:

There being no further business to come before the District Board, the meeting was adjourned by Dr. Chambers and seconded by Mrs. Sterling at 5:25 pm.


Approved, Secretary


Date