

**MINUTES
LOWER FLORIDA KEYS HOSPITAL DISTRICT
BOARD OF COMMISSIONERS
DECEMBER 11, 2023**

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

ABSENT: Dr. Chambers

ALSO PRESENT: Mr. Hill, Mr. Clay, Mr. Fishman (via phone), Mrs. Rosado & Nursing Home Administrator David Keighley

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 August 7, 2023 were reviewed as presented:

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

CHAIRMAN'S REPORT: DR. THOMPSON

Dr. Thompson brought up to the board, although it's very early, about a potential town hall or meeting in the future in regards to the renewal of the ground lease. The board agreed that the public is welcome to attend any of our quarterly meetings, and since it is 5 years away, when it got closer they could agenda an item for a meeting for public input and attendance.

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. The clinical scorecard for all CHS hospitals improved from 24 down to 17 in rankings. Pay is still the biggest concern

and is the number one issue that comes up on employee surveys, due to the high cost of housing. Employee engagement improved by 4 basis points. The year-to-date employee retentions was at 26% and improved to 28.29%.

The CHS action plan for the upcoming year is to improve the patience experience at the hospital. The hospital acquired the ambulatory surgery center and are the majority owners, so will be investing some capital dollars into that location to improve the services offered there. The hospital is still trying to work on a solution for a cancer center since the recent closing of Cancer Center of the Florida Keys. The hospital is trying to figure out a way on site to get some equipment and a space to be able to assist the population. Mercy Hiller is trying to get the center re-opened and is currently working on funding.

CHS has expended several millions dollars in capital funds into the hospital and are continuing to renovate different areas and add equipment to the facility.

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

DELEGATE TO CHS BOARD: MRS. HARRISON

There was no report from Mrs. Harrison as she wasn't in attendance.

NURSING HOME ADMINISTRATOR REPORT: MR.KEIGHLEY:

Mr. Keighley introduced himself to the board as the replacement for Mr. Massey. Mr. Keighley spoke to the board briefly and stated they are trying to retain staff and improve the resident dining experience. The residents at the nursing home are getting 2 of their 3 meals delivered to their rooms and his goal is to get them out of their rooms and to interact in the dining room area for the social impact. The census is at 91 currently out their 120 bed facility.

AUDITOR'S REPORT: MR. HILL:

There was no report from Mr. Hill to the board.

ATTORNEY'S REPORT: MR. FISHMAN:

Mr. Fishman spoke to Chelsea Aaron at the Governor's appointments office and emailed her the board members that had the desire to serve again, as we have 3 vacancies and the remaining board members have expired terms of many years. Mrs. Ovide had subsequently apprised Mr. Fishman that the Governor's appointments office did reach out to County Mayor Holly Raschein inquiring about the pending appointments. Mrs. Ovide sent a letter to the Governor's office in October 2023 expressing her concerns about the lack of appointments to the district. Mr. Fishman is going to send another email following up and expressing the board's concerns about expired and vacant appointments, and to stress the urgency of the matter, with the upcoming lease renewal coming up in 2029.

As requested by the Board at its August meeting, Mr. Fishman reviewed the Key West HMA Lease and other historical documents related to the creation and subsequent abatement of Health System, as well as researched the current state of Florida law. Mr. Fishman prepared a Memo detailing the District's options upon the expiration of the Key West HMA Ground Lease in 2029.

Mr. Fishman suggested that the District communicate with Kennedy Drive Ltd. to see what their intent is with the pending ground lease expiration and if they would like to start negotiations or decide if they would want to issue a RFP, which is not required. David Clay advised the board that CHS has an interest to start negotiations with the District. The board directed Mr. Fishman to make contact with Mr. Roberto Sanchez, on behalf of Kennedy Drive, to open dialogue in regards to the lease discussions, and have contact with CHS. Mr. Clay indicated he would apprise Mr. Fishman of whom to contact.

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

APPROVAL OF FINANCE COMMITTEE QUARTERLY FINANCIAL REPORTS:

All of the board members were present during the finance committee and heard the financial report, PFM report, and quarterly financial reports for the quarter ended September 30, 2023.

Mrs. Ovide motioned to approve the financial reports from PFM for the period ended September 30, 2023 and the quarterly financial report for the quarter ended September 30, 2023. Mr. Levin seconded and motion carried unanimously.

OLD BUSINESS:

There was no old business to come before the board.

NEW BUSINESS: ELECTION OF OFFICERS

The board unanimously agreed to keep the current officers in place for another year, as well as the CHS Board Representative, Nursing Home Board Representative and the Community Representative for the CHS Board. The Nursing Home Community Representative position is vacant and the board is actively seeking an applicant for this position. Mrs. Rosado from the Nursing Home is going to reach out to Mr. Alea and a few other resident family members to see if anyone has interest.

The current officers and representatives are :

Chair: Dr. Thompson
Vice-Chair: James Muir
Secretary: Kathy Ovide

Treasurer: Jay Levin
Nursing Home Community Representative: James Muir
Nursing Home Community Advisory Rep: Vacant
CHS Community Representative: Sue Harrison
CHS Board Representative: Lesley Thompson

Mrs. Ovide motioned that current officers and representatives remain the same for the next year. Mr. Hammond seconded and the motion carried unanimously.

FINANCE COMMITTEE:

Finance Committee Chair-Jay Levin
Finance Committee Member-Kathy Ovide
Finance Committee Member-James Muir

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

MEETING ATTENDANCE:


Mr. Levin asked Mr. Fishman about board attendance requirements and what the minimum requirements for board members are, as it's a vital role and we need all members present due to our vacancies and expirations. Mr. Fishman will review the bylaws and get the attendance requirements clause The board schedules the meeting dates a year in advance, so Mrs. Cranney-Black will send out reminder emails a month prior to meetings to ensure there is a quorum.

2024 MEETING DATES:

Mrs. Cranney-Black will email the board members two potential dates in the months we typically meet quarterly, to select the (4) meeting dates for the calendar year.

ADJOURNMENT:

There being no further business to come before the District Board, the meeting was adjourned by Dr. Thompson at 4:48 pm.


Approved, Secretary

2/12/24
Date