

Approval Date:
June 10th, 2024

MINUTES OF
A REGULAR MEETING OF THE
CITRUS COUNTY HOSPITAL BOARD

MAY 13TH, 2024 AT 6:00 P.M.

(1) CALL TO ORDER

A regular meeting of the Citrus County Hospital Board of Trustees was held Monday, **May 13th, 2024**, in the Conference Room at 123 N. Apopka Avenue, Inverness, Florida 34450. Chairman Dr. Mark Fallows called the meeting to order at 6:00 P.M.

(2) PUBLISHED MEETING LEGAL NOTICE

(Agenda & Published Legal notice Copies On File)

(3) QUORUM PRESENT

(4) ATTENDANCE

Board Members Present:

Dr. Mark Fallows (Chairman)
Allan Bartell (Vice-Chairman/Secretary/Treasurer)
Dr. Jeffrey Wallis (Trustee)
Rick Harper (Trustee)

Also in attendance:

William Grant, Esq. (CCHB General Counsel)
Richard Powell (CCHB CPA)
Judy Dunn (CCHB Administrative Assistant)
Kaylee Flaherty (CCHB Administrative Assistant)
Brad Hough (Powell & Jones CPA) Via Zoom

Members of the Public:

(5) PUBLIC COMMENT

(6) APPROVAL OF MINUTES

MOTION by Dr. Wallis to accept the Minutes as presented, second by Mr. Harper. No further discussion, the Motion passed unanimously, 4 -0.

(7) FINANCE COMMITTEE REPORT

Richard Powell presented the April 2024 Finance Reports.

Discussion ensued regarding the Finance Reports.

Mr. Powell discussed the remaining balance of the Raymond James account will mature on Thursday May 16th 2024 and asked Mr. Bartell to call on Thursday to close the account. The remaining balance will then be deposited into the Regions sweep checking account.

MOTION by Mr. Harper to accept Finance Reports for April 2024 as presented, second by Mr. Bartell. No further discussion, the Motion passed unanimously, 4 -0.

Richard Powell presented the April 2024, CCHB invoices. The invoices are as follows:

- Citrus Real Estate Investments 1, LLC for June 2024 rent in the amount of \$400.00.
- Powell Consulting for services 4/16-5/9/2024 in the amount of \$3,375.00.
- Karen Schapira, PPLC for April services in the amount of \$3,735.00.
- Regions bank credit charges in the amount of \$292.38.
- Kaylee Flaherty mileage for March and April 2024 in the amount of \$36.72.

MOTION by Dr. Wallis to approve payment of CCHB invoices, second by Mr. Bartell. No further discussion, the Motion passed unanimously, 4-0.

(8) LEGAL

Mr. Grant informed the Board that HCA would like to have a 10 year joint CCHB/HCA anniversary celebration on November 1st, 2024. The event will take place on the HCA campus and all CCHB dignitaries and state and community partners that helped facilitate the lease transaction will be invited. The CCHB agreed that they would attend and participate in the celebration.

Mr. Grant presented a memo from Karen Schapira along with a draft of the Second Amended Petition for formal Administrative Hearing regarding the AHCA claims. The Final Draft includes additional information supplied by the consultant and revisions suggested by HCA counsel, Steve Ecenia. The final draft was sent to Steve Ecenia for a final review before filing.

Mr. Grant informed the Board, on Thursday, Attorney Snyderburn will file a complaint with FINRA to recover the investment funds from Raymond James once all proceeds are out of Raymond James.

Mr. Grant handed out the reply letter to Morgan and Morgan. A response from Morgan and Morgan was received and stated their firm is no longer representing either client in the tort/personal injury matter.

Dr. Savage's broker did reach out to Attorney Ashby Burks who then spoke to Mr. Grant who directed Burks to direct Dr. Savage to HCA. The Board will not move forward until something in writing is received from HCA as to FMV of the leasehold interest, and then at a mutually agreed upon price with CCHB.

Mr. Grant reviewed and provided the investment policy to the CCHB.

MOTION by Dr. Wallis to approve investment policy, second by Mr. Harper. A discussion ensued.

Dr. Fallows noted on page 8 Citrus County Health Board needed to be corrected. Mr. Grant and Mr. Powell will provide follow up recommendations at the next meeting on June 10th, 2024. Mr. Harper wanted clarity on the use of liquidity verbiage in the policy. Mr. Harper wanted to note that the Board will have the ability to invest as they need, and all assets are not to be instantly liquidated. Mr. Powell agreed and stated that the Board will have the ability to invest as needed for the benefit of CCHB.

Motion passed unanimously, 4-0.

Brad Hough CPA with Powell and Jones, CPA's , Via Zoom, presented the Financial Audit from FYE September 2023. The independent accountant's report stated no findings regarding the investment of public funds during the year ending on September 30th, 2023. The CCHB confirmed that all government procedures are in compliance.

MOTION by Mr. Bartell to approve FYE September 2023 Financial Audit, second by Mr. Harper. No further discussion, the Motion passed unanimously, 4-0.

(9) UNFINISHED BUSINESS

Doctors' Free Clinic

Dr. Wallis said the clinic is active again. Dr. Wallis is actively looking for an endocrinologist to help fulfill a need in the clinic.

CCCCF

Dr. Fallows stated at the last board meeting that CCCCCF presented a list of recommended grant recipients. The recipients received either full funding or partial funding.

Veterans' Village

Mr. Harper reviewed the condensed balance sheet from the previous meeting. Mr. Harper would like to know more information about the 29K in the Veterans' Village checking account. Mr. Harper suggested a letter be sent for the balance of the checking for recoupment of the funds that were originally given to the project.

MOTION by Mr. Harper to send a letter to Veterans' Village requesting the remaining balance in the Veterans' Village checking account be returned to CCHB, second by Dr. Wallis. A discussion ensued.

Dr. Wallis would like to explore where the money is and why the money is sitting in the account not being utilized. Dr. Wallis states the project is still being pursued and by asking for the money returned to CCHB, it could hinder the project moving forward.

Mr. Grant stated that Dr. Desai in the previous CCHB meeting stated Veterans' Village were intending to wait until a change in legislators that will change at the end of 2024. Attorney Grant said he will send a letter regarding the balance in Veterans' Village bank account, pursuant to CCHB instructions.

Mr. Bartell believes the money that Veterans' Village has can be used to regenerate the project. Mr. Bartell stated he does not believe CCHB is entitled to the entire remaining balance, as there was an anonymous donation of \$15,000.00.

Mr. Harper retorts that CCHB is entitled to the full balance remaining. He believes by looking at the MOU, the project was supposed to be fully permitted before receiving funds from CCHB. The fact that the project was not fully underway was a breach of contract, as well as other terms of the MOU that were not followed by the Veterans' Village.

Recess 7:08pm – 7:11pm

Motion passed, 3-1. Mr. Harper, Dr. Wallis, and Dr. Fallows Aye and Mr. Bartell nay.

Mr. Bartell does not want the project to fail and states there is still hope. Mr. Harper stated it has been 4

years, and the Veterans' Village needs to comeback with a clear project plan at a later date. Mr. Harper wants to see the project succeed and actually open for the Veterans.

(10) NEW BUSINESS

(11) TRUSTEE COMMENTS

None.

(12) OTHER

(13) ADJOURNMENT

MOTION by Mr. Harper, second by Dr. Wallis to adjourn the meeting. The motion passed unanimously, 4-0.

Respectfully Submitted,



Allan Bartell
Secretary/ Treasurer

1. May 13th, 2024, Agenda.
2. Proof of Publication of Legal Notice.
3. Minutes from April 22nd, 2024.
4. Finance Reports for April 2024.
5. List of Invoices for Approval for April 2024.
6. Karen Schapira PLLC Memo 5.13.24.
7. Second Amended Petition
8. Reply Letter to Morgan & Morgan
9. CCHB Investment Policy
10. CCHB Annual Financial Audit 9.30.23