

BOARD MINUTES
OF THE
HOSPITAL AUTHORITY OF COLUMBUS, GEORGIA
August 29, 2023

A regularly scheduled meeting of the Board of the Hospital Authority of Columbus, Georgia (HAC) was held at 11:00 AM on Tuesday, August 29, 2023. The meeting was held in the conference room at Orchard View on Whitesville Road in Columbus, Georgia, and by Zoom video conference. A notice was emailed to each member of the Board prior to the meeting. A copy of the notice was posted more than 24 hours before the meeting on the door of the building in which the meeting was held.

Present at the meeting were Chairman Ernie Smallman, Vice Chairwoman Sarah Lang, members Dr. John Kingsbury, Warner Kennon, Jr., Chuck Hecht, and Betty Tatum. Members Mike Welch and Jennings Chester were excused. Member Cynthia Jordan was unexcused.

Britt Hayes, CEO, Rick Alibozek, CFO, and Jack P. Schley, Secretary/Attorney, were also present at the meeting.

INVOCATION AND WELCOME

The meeting was called to order and Betty opened the meeting with a prayer.

DETERMINATION OF QUORUM

It was determined by Sarah that a quorum was present.

REVIEW OF MINUTES

The Minutes for the July 25, 2023 Board meeting were reviewed. Chuck moved for their approval and Warner seconded the motion. The July 2023 Board Minutes were unanimously approved.

BOARD BUSINESS

Jack reported there were no present nominations for the seat of Jennings Chester, and asked the Board to submit names of eligible individuals.

PRESIDENT'S REPORT

Britt Hayes gave the President's report:

2023 Bond Issuance - Closed: Britt reported that the bond issuance closed on August 24, 2023. Britt thanked the Board for its assistance with closing the bond.

MHH Sale - Closed: Britt reported that the sale of Muscogee Home Health to Pruitt closed on August 21, 2023, which generated a profit to HAC of \$275,000. Additionally, Britt added that the former Muscogee Home Health building will be leased for \$5,000 per month starting next month in September.

Ridgecrest Annual Survey Results: Britt reported that the frequency of surveys declined during Covid, and that Ridgecrest had not been surveyed since November of 2021; until surveyors arrived at Ridgecrest the last weekend of July and stayed for three days. Britt reported that only low-level citations were issued by the surveyors, which have all been addressed: plans of correction have been submitted and accepted. Britt is now waiting for a return to substantial compliance to be issued for Ridgecrest. Britt commented on the success of having additional staff with administrator certification during this survey because the Administrator of Ridgecrest was out for mandatory quarantine following a positive Covid diagnosis. Other staff with administrator certification were able to fill the gap which assisted the survey process.

Silver Quality Award: Britt emphasized the high level of attention to quality patient care by HAC, and reminded the Board that all three HAC facilities received the national Bronze Quality Award recognition in June of this year. The next award level is Silver, and Britt says HAC is

working to achieve this recognition. Britt reported that meetings are being held weekly to review the criteria and discuss implementation and achievement of those criteria. According to Britt, only 63 skilled nursing facilities out of 15,600 in the U.S. received the Silver Award in 2023 for a total of about 800 active Silver Award facilities nation-wide. Britt hopes all of HAC's facilities will be eligible for the Silver Quality Award in the next twelve months.

New Initiatives: Britt reported that he and Rick have reviewed each of HAC's vendors and exhausted nearly all options to trim the budget by changing vendors. The final vendor for review is the pharmaceutical vendor for HAC. Britt met with Pharmerica (which is partially owned by Walgreens) as a potential vendor but its prices are higher than HAC's current provider. Britt indicated his market research is revealing the current vendor is competitive and any minor savings may not be worth the trouble of switching to a new vendor. The current vendor is performing well according to Britt, but he has additional meetings scheduled with other vendors to review all available options.

Britt reported that he attended National Seniors Day, which was championed by City Councilor Toyia Tucker, and that it was a nice event. Britt emphasized that these types of events are good opportunities to market HAC and show its presence in the community.

Two HAC administrators will be enrolled in Healthcare Quality Certified Professional Training: Dean Tovey and Kyle Fisette. The program is a year-long course and Britt expects this training will contribute to advancements in HAC's overall quality of care.

A high percentage of HAC's residents suffer from some degree of dementia according to Britt. Ridgecrest recently received a scholarship to participate in a two-month program called Dementia Beyond Drugs which trains staff to treat dementia without administering drugs. Britt indicated more information on this program will be provided next month.

Britt also held a recent meeting of the Columbus Administrators Coalition Alliance. The primary topic of discussion during this meeting was recent experiences with surveyors. Britt indicated these meetings are intended to improve patient care across the community through communication between different facilities.

COVID-19 Update: Britt reported that Orchard View and Muscogee Manor are in outbreak status due to positive Covid tests amongst staff and residents at those facilities. Ridgecrest, however, has been removed from outbreak status. Britt indicated that Covid is very present in the community and is not expected to disappear; although, the symptoms of the current strains are less serious and more similar to the symptoms of the flu or the common cold than the first strain of Covid.

Census Update: Britt reported that increases in census have necessitated the opening of the Garden View unit at Orchard View and the Odell wing at Muscogee Manor. All units at Orchard View are now open according to Britt. These increases in census amounted to 19 new residents between these two facilities, and Britt was pleased to report the opening of the additional units and thinks this may indicate a trend moving forward for more increases in census overall. Additionally, Britt reported that HAC has repealed a policy of charging an extra \$10 per day at Ridgecrest for private rooms with a shared bathroom. Britt explained that Ridgecrest was previously advertised as offering private rooms. While these are private rooms, these rooms share a common bathroom. Residents and families objected to the additional charge on the basis of the rooms not being fully private due to the shared bathroom, and the difficulty with paying the out-of-pocket additional cost of the room. The rooms have been rebranded as semi-private rooms, and the additional charge has been dropped. This is expected to attract more Medicaid residents who could not have been able

to pay the additional charge. Private rooms at Ridgecrest with individual bathrooms continue to carry an additional fee of \$15 per day.

Britt mentioned a facility in Phenix City, Alabama, which was recently found liable for falsifying records of staff work schedules. Britt emphasized that HAC is always focused on doing the right thing in the right way and for the right reasons to prevent headlines like the one surrounding the facility in Phenix City. Sarah asked and Britt confirmed that HAC does have an insurance policy for events such as this.

4% Increase in Medicare Rates: Rick reported that, effective October 1, 2023, Medicare rates have increased by 4% which should yield an additional \$60,000 in revenue for HAC. Rick indicated this increase is sufficient to hire one additional staff member.

Year End Audit: Rick reported that the audit is on time for presentation in October, and that he is expecting pension information to be available soon.

Miscellaneous: Rick announced that Orchard View switched its media provider from Mediacom to Retirement Home TV resulting in a difference of thousands of dollars in savings each month. HAC is now implementing the same change at Muscogee Manor and the savings will be use to provide a television to each resident. Rick emphasized the importance of television to the residents and how advertising a facility as having individual televisions is effective marketing for that facility. Britt commented that although Retirement Home TV is a satellite provider, so far Orchard View has experienced less outages than with Mediacom which is a cable provider.

Dr. Kingsbury inquired about the status of the change in work schedules to twelve-hour shifts. Britt and Rick reported that adjustments are still being made and it is still too early to judge the effect of the change, but overall, the change seems to be showing good results.

Britt reported he is closely monitoring Hurricane Idalia which is expected to make landfall on Florida's west coast tomorrow morning. Current projections do not show severe weather hitting Columbus, but Britt has met with maintenance staff to prepare just in case by checking generators and reviewing emergency plans. Britt also commented on the fact that Orchard View was built to withstand hurricanes using steel walls, stormproof windows, hurricane rated roof systems, back-up generators, and independent wells to ensure access to fresh water.

CFO'S REPORT

Rick Alibozek presented the Financial and Statistical Reports.

Statistical Report: Attached to these Minutes is the FY 2023 YTD Statistical Report.

Financial Report: Attached to these Minutes is the Hospital Authority of Columbus YTD Consolidated Income Statement through July 31, 2023.

NEXT MEETING

The next meeting will be Tuesday, September 26, 2023.

There being no further business the meeting was adjourned.



JACK P. SCHLEY
Secretary/Attorney



ERNEST SMALLMAN, IV
Chairman

HOSPITAL AUTHORITY OF COLUMBUS
 FY 2024 YTD Statistical Report

	June	May	Apr	Mar	Feb	Jan	Dec	Nov	Oct	Sept	August	July	Average	Prior Year
Orchard View														
% Occupancy													65.69%	64.75%
Medicaid%													71.15%	71.15%
Medicare%													9.11%	10.32%
Private %													12.52%	12.21%
Hospice %													4.69%	7.03%
ADV %													2.53%	2.87%
Daily Medicare and ADV Census													15.29	17.12
Employment (Full Time Equivalents)													167.04	173.94
Ridgecrest														
% Occupancy													31.64%	28.46%
Medicaid%													48.18%	41.44%
Medicare%													27.67%	22.09%
Private %													18.81%	24.80%
Hospice %													1.70%	4.59%
ADV %													3.64%	7.09%
Daily Medicare and ADV Census													8.32	7.00
Employment (Full Time Equivalents)													32.69	33.48
Muscogee Manor														
% Occupancy													50.25%	54.26%
Medicaid%													88.60%	89.86%
Medicare%													4.68%	1.98%
Private %													1.02%	1.73%
Hospice %													5.70%	5.61%
ADV %													0.00%	0.83%
Daily Medicare and ADV Census													4.61	3.03
Employment (Full Time Equivalents)													122.86	124.26

HOSPITAL AUTHORITY OF COLUMBUS
12 MONTH MOVING STATISTICAL REPORT

	Jul-23	Jun-23	May-23	Apr-23	Mar-23	Feb-23	Jan-23	Dec-22	Nov-22	Oct-22	Sep-22	Aug-22	Jul-22	Jun-22	13 Mth Average	Prior Year Avg.
Orchard View																
% Occupancy	65.6%	66.0%	64.9%	64.7%	66.0%	64.9%	63.7%	62.1%	64.0%	66.0%	66.0%	63.3%	62.6%	63.1%	64.3%	64.6%
Medicare%	71.1%	66.8%	67.4%	66.2%	71.1%	63.0%	64.7%	64.5%	66.1%	66.1%	68.9%	72.9%	72.9%	71.5%	67.8%	67.8%
Medicaid%	9.1%	8.8%	9.0%	10.1%	9.0%	12.8%	12.8%	12.8%	12.8%	12.8%	10.4%	8.5%	8.5%	10.4%	10.3%	10.3%
Private %	12.5%	14.1%	13.7%	12.8%	12.1%	16.0%	13.7%	12.7%	11.3%	11.4%	10.1%	11.0%	11.0%	8.0%	12.2%	11.8%
Home %	4.6%	5.1%	5.8%	5.8%	0.6%	6.5%	2.3%	10.4%	9.1%	7.7%	7.2%	8.0%	8.0%	7.7%	6.8%	7.0%
ADV %	2.5%	3.2%	3.9%	4.9%	2.4%	1.5%	2.3%	1.5%	1.6%	2.7%	3.2%	3.2%	3.2%	2.0%	2.8%	2.8%
Daily Medicare and ADV Census	15,29	18,07	16,30	19,44	20,49	18,71	15,06	15,13	17,50	18,00	18,00	10,13	14,90	15,86	16,98	17,03
Employment (Full Time Equivalents)	167.04	168.53	163.52	166.73	166.53	169.20	190.11	177.36	168.76	171.00	183.37	182.03	190.35	190.42	173.41	175.21
Redcrest																
% Occupancy	31.6%	32.7%	29.9%	29.5%	28.9%	31.1%	29.5%	27.7%	24.7%	29.3%	26.2%	26.7%	24.4%	25.9%	28.7%	28.6%
Medicaid%	48.1%	50.9%	52.5%	45.7%	49.1%	34.1%	44.1%	44.6%	48.8%	48.8%	34.5%	26.7%	29.0%	24.0%	41.8%	40.1%
Medicare%	27.6%	23.1%	16.2%	23.1%	22.1%	22.1%	22.1%	16.0%	18.3%	23.5%	23.7%	23.2%	25.0%	31.5%	22.5%	22.8%
Private %	18.8%	19.3%	23.2%	21.3%	24.2%	24.8%	23.8%	28.3%	22.4%	16.6%	9.0%	8.1%	6.7%	35.2%	24.9%	25.6%
Home %	1.7%	0.0%	2.0%	4.0%	0.0%	3.8%	3.7%	4.2%	4.2%	7.3%	8.0%	8.1%	6.7%	4.5%	4.9%	4.9%
ADV %	3.6%	5.9%	5.9%	5.7%	7.4%	15.0%	5.9%	6.6%	5.4%	7.1%	8.3%	9.4%	1.0%	4.5%	6.8%	6.9%
Daily Medicare and ADV Census	8.32	8.17	5.58	7.16	6.49	9.72	7.06	5.29	4.93	9.80	7.06	7.36	5.42	7.87	7.10	7.07
Employment (Full Time Equivalents)	32.69	34.42	34.91	34.25	34.43	35.01	36.89	36.65	32.35	32.16	31.72	28.75	30.21	34.86	33.42	33.59
Mascotte Manor																
% Occupancy	50.2%	50.6%	52.1%	53.2%	53.8%	55.1%	53.8%	53.1%	54.2%	56.2%	57.5%	55.8%	55.0%	54.6%	53.9%	54.2%
Medicaid%	88.6%	90.4%	89.2%	89.4%	95.0%	82.0%	88.1%	90.9%	90.4%	88.6%	84.6%	88.4%	89.4%	91.1%	83.7%	89.5%
Medicare%	4.6%	2.6%	2.1%	1.6%	1.6%	1.3%	1.1%	0.3%	1.7%	1.0%	4.5%	2.6%	0.6%	3.0%	2.1%	2.0%
Private %	1.0%	1.0%	2.5%	2.8%	2.3%	-0.1%	2.8%	2.6%	1.8%	1.0%	0.9%	1.2%	1.4%	0.7%	1.6%	1.6%
Home %	5.7%	5.8%	6.0%	6.0%	0.0%	6.2%	6.8%	5.9%	4.8%	5.4%	5.9%	6.8%	7.0%	4.5%	5.6%	5.5%
ADV %	0.0%	0.0%	0.0%	0.0%	0.0%	0.4%	0.0%	0.0%	0.4%	1.7%	3.7%	0.8%	1.4%	0.5%	0.7%	0.8%
Daily Medicare and ADV Census	4.61	2.63	2.19	1.73	1.71	1.59	2.25	0.45	2.57	5.42	9.47	3.80	2.20	3.80	3.15	3.09
Employment (Full Time Equivalents)	122.86	119.62	114.88	116.09	117.23	125.47	130.44	132.62	127.04	130.04	130.77	125.51	121.46	124.53	124.16	123.52

HOSPITAL AUTHORITY OF COLUMBUS
YTD CONSOLIDATED INCOME STATEMENT
THROUGH JULY 31, 2023

	Orchard View	Home Office	Ridgecrest	Muscogee Manor	Total Nursing Home	Cobbis PCH	Muscogee Home Health	River Mill	Consolidated
Revenue	\$ 1,480,613	\$ 39,333	\$ 349,242	\$ 1,130,698	\$ 3,009,886	\$ 1,000	\$ -	\$ -	\$ 3,010,886
Operating Expenses	1,259,021	169,584	404,165	1,125,228	2,956,998	504	1,283	71	2,958,856
Net Profit (Loss) before Noncash expense	231,592	(129,251)	(54,923)	5,470	52,888	496	(1,283)	(71)	52,030
Provision for Bad debts	-	-	-	-	-	-	-	-	-
Interest expense	(55,654)	-	(79,664)	-	(135,318)	-	-	-	(135,318)
Depreciation and Amortization	(86,306)	-	(95,354)	(10,212)	(191,872)	(377)	-	-	(192,249)
YTD income (loss)	\$ 89,632	\$ (129,251)	\$ (229,941)	\$ (4,742)	\$ (274,302)	\$ 119	\$ (1,283)	\$ (71)	\$ (275,537)

INCOME STATEMENT

HOSPITAL AUTHORITY OF COLUMBUS
CONSOLIDATED SUMMARY REPORT
MONTH ENDED JULY 31, 2023

	Orchard View	Home Office	Ridgecrest	Muscogee Manor	Total Nursing Home	Cobis PCH	Muscogee Home Health	River Mill	Consolidated
BALANCE SHEET									
Cash	\$ 5,902,207	\$ -	\$ 7,585,634	\$ 7,253,256	\$ 20,741,097	\$ 10,265	\$ 1,007	\$ 2,862,510	\$ 23,614,879
Other Current Assets	3,023,225	-	574,089	2,477,679	6,074,993	1,009	5,157	-	6,081,159
Intercompany Balances	18,327,339	-	370,563	(9,072,553)	9,625,349	(6,386,177)	(2,316,653)	(922,519)	-
Noncurrent Assets	32,225,144	-	34,406,944	7,208,096	73,840,184	154,521	83,642	564,920	74,643,267
Total Assets	\$ 59,477,915	\$ -	\$ 42,937,230	\$ 7,866,478	\$ 110,281,623	\$ (6,220,382)	\$ (2,226,847)	\$ 2,504,911	\$ 104,339,305
Current Liabilities	\$ 1,291,000	\$ -	\$ 378,765	\$ 789,502	\$ 2,459,267	\$ -	\$ 4,707	\$ -	\$ 2,463,974
Non-current Liabilities (excluding bonds)	7,463,067	-	3,196,985	4,648,579	15,308,631	360,100	450,668	-	16,119,399
Bonds Payable	22,158,685	-	28,998,524	-	51,157,209	-	-	-	51,157,209
Total Liabilities	30,912,752	-	32,574,274	5,438,081	68,925,107	360,100	455,375	-	69,740,582
Fund Balance	28,565,163	-	10,362,956	2,428,397	41,356,516	(6,580,482)	(2,682,222)	2,504,911	34,598,723
Total Liabilities and Fund Balance	\$ 59,477,915	\$ -	\$ 42,937,230	\$ 7,866,478	\$ 110,281,623	\$ (6,220,382)	\$ (2,226,847)	\$ 2,504,911	\$ 104,339,305
INCOME STATEMENT									
Revenue	\$ 1,490,613	\$ 39,333	\$ 349,742	\$ 1,130,698	\$ 3,009,886	\$ 1,000	\$ -	\$ -	\$ 3,010,886
Operating expenses	1,259,021	169,584	404,165	1,125,228	2,956,998	504	1,283	71	2,958,856
Net Profit (Loss) before Noncash expense	231,592	(129,251)	(54,923)	5,470	52,888	496	(1,283)	(71)	52,030
Provision for Bad debts	-	-	-	-	-	-	-	-	-
Interest expense	(55,654)	-	(79,664)	-	(135,318)	-	-	-	(135,318)
Depreciation and Amortization	(86,306)	-	(95,354)	(10,212)	(191,872)	(377)	-	-	(192,249)
Current Month Income (loss)	\$ 89,632	\$ (129,251)	\$ (229,941)	\$ (4,742)	\$ (274,302)	\$ 119	\$ (1,283)	\$ (71)	\$ (275,537)
YTD Income (loss)	\$ 89,632	\$ (129,251)	\$ (229,941)	\$ (4,742)	\$ (274,302)	\$ 119	\$ (1,283)	\$ (71)	\$ (275,537)