

BOARD MINUTES  
OF THE  
HOSPITAL AUTHORITY OF COLUMBUS, GEORGIA  
March 26, 2024

A regularly scheduled meeting of the Board of the Hospital Authority of Columbus, Georgia (HAC) was held at 11:00 AM on Tuesday, March 26, 2024. 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 acting-Chairwoman Sarah Banks-Lang, members Mike Welch, Warner Kennon, Jr., Chuck Hecht, Betty Tatum, and Wayne Joiner. Members Ernie Smallman and Dr. John Kingsbury were excused.

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 Britt 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 February 27, 2024 Board meeting were reviewed. Chuck moved for their approval and Wayne seconded the motion. The February 2024 Board Minutes were unanimously approved.

## BOARD BUSINESS

Jack indicated that the Clerk of Council excused Cynthia Jordan from her obligations as a member of the Board. Jack also indicated that he spoke with Rev. Tony Floyd who affirmed his interest in serving on the Board. Jack asked if there were any other nominations and Mike nominated Bob Jones, the former president of Columbus Technical College. The Board discussed nominations generally and both Betty and Chuck mentioned the importance of diversity on the Board.

## CFO'S REPORT

Rick Alibozek presented the Financial and Statistical Reports:

**Statistical Report:** Attached to these Minutes is the FY 2024 YTD Statistical Report. Rick reported the current patient census for HAC is 264 with an average year-to-date census of 265. Rick reported further that 25-30 residents on average receive coverage under Medicare Part A or Medicare Advantage. Rick stated that HAC continually analyzes payors for patients to achieve the most benefit.

**Financial Report:** Attached to these Minutes is the Hospital Authority of Columbus YTD Consolidated Income Statement through February 29, 2024. Rick reported that HAC is currently in a good financial position with \$16 million in cash and low liabilities. The audit of HAC's Employee Retention Credit is still ongoing, but may result in the release of an additional \$6 million in cash onto HAC's books. Rick indicated that HAC is self-insured for healthcare coverage and implemented a change for qualifying employees to use Script Source for outsourcing expensive medications to foreign countries. According to Rick, Script Source is proactive about notifying HAC of qualifying staff members and informing those members of their qualifications to enroll in

Script Source's services, which has resulted in a \$100,000 savings to HAC for healthcare costs. The Board discussed generally the national concerns with expensive prescriptions and the pending legislation aimed at addressing it.

Staffing levels at HAC are currently sufficient to allow an increase in census. Rick indicated HAC is working to reduce its reliance on agency nurses due to the high costs of using staffing agencies. Rick reported that HAC paid \$5 million to staffing agencies in 2023 for nurses. The Board discussed generally HAC's use of agency nurses and difficulties with hiring full-time nurses. Rick discussed proposed changes to Department of Labor rules regarding independent contractor status of workers and the potential for HAC to be deemed an employer of contract nurses under those proposed changes. While researching these proposed changes, Rick inquired to the agencies contracted with HAC to determine how the agencies treat their workers for tax purposes. The responses to these inquiries indicate that all but one of the agencies treat their workers as W-2 employees, which protects HAC from potential liability associated with those individuals. HAC is evaluating its relationship with the one agency which treats its workers as 1099 contractors.

Rick is currently researching for a cyber security insurance policy for HAC. According to Rick, HAC does not carry cyber security insurance after a former policy was dropped by the provider due to HAC's outdated cyber infrastructure. Rick reported that HAC has implemented several updates to its infrastructure which qualify it for coverage. Wayne asked if a cyber security audit has been conducted and about the current standards for security of medical records. Britt confirmed HAC has undergone an audit, and Rick commented that HAC received a checklist of necessary updates to bring HAC into compliance with the current standards, and Rick confirmed the recent updates were implemented in response to the audit. Britt commented on the potential threat of cyber-attacks where business/medical records are held for ransom, and one method of

combatting such attacks is to outsource servers so there is a copy of all records available for access in the event of an attack. This method requires regular review of the systems to be sure the copying of all records is working properly.

Rick reported there are no updates from FORVIS as to the Employment Retention Credit audit, but that all documents requested by the auditors to-date have been provided. Also, preliminary work on HAC's annual financial audit by FORVIS will begin in May.

### PRESIDENT'S REPORT

Britt Hayes gave the President's report:

**Region I Healthcare Coalition:** Britt reported that he and about sixty other individuals from regional facilities attended the coalition meeting last month. The coalition considers hypothetical crisis scenarios and reviews regional systems for responding to those scenarios. Last year, the scenario was an emergency landing of a plane in Columbus carrying Ebola patients which triggers a local outbreak of the virus. This year, the scenario was a pediatric respiratory crisis. Britt participated in the coalition as a representative for HAC.

**New Initiatives:** Britt reported that six CNAs recently completed their Certified Medical Assistant training through HAC, and this program is now being implemented in all three of HAC's facilities. Britt indicated that, in response to HAC's review of its current Medical Director needs, Dr. Patel is placing an NP at Orchard View five days a week, and also sending his representative to staff meetings to take comments on concerns for his review. Britt is continuing to research improvements in HAC's dietician services, and he is planning to meet with the current registered dietician to discuss implementing those improvements. The Freedom House lease was renewed and all lease payments are current, according to Britt. Britt's Columbus Administrator Coalition

Alliance recently met, and Britt believes this opens communication between local facilities to improve the industry across the community. Britt discussed instances where communication within the coalition helped to improve HAC's performance through an annual survey.

**Census Update:** Britt reported that he learned during the recent Columbus Administrator Coalition Alliance meeting that many of the local facilities are reporting similar census numbers. Britt commented on HAC's preference for patients with United Healthcare over Humana and Aetna because of past difficulties with collecting payments from the latter providers. Britt reported that census numbers are impacted by the fact that Piedmont owns two rehabilitation facilities (Regional Rehab and Encompass Rehab) to which it refers its discharged patients, and those facilities compete with HAC. Britt indicated he is requesting quotes from media groups to publish a commercial for HAC on local networks. The Board discussed generally the benefits of marketing and the broad reach of local commercials to show the high quality of the facilities at Orchard View and Ridgecrest. Britt also commented on his efforts to build relationships with local medical offices to receive referrals. Chuck recommended reaching out to individual physicians practicing in the types of care HAC is associated with to build referral networks.


**COVID-19 Update:** Britt reported that Orchard View is currently in outbreak status with five new cases since the last Board meeting. Muscogee Manor is also in outbreak status with four new cases. Ridgecrest currently has no COVID-19 cases. According to Britt, the CDC recommends a second booster shot for individuals over the age of 65. The second booster may be administered only after four months from receiving the initial 2023-2024 booster.

**Miscellaneous:** Britt reported that, since the last annual survey at Orchard View, the citations for the linen bins and the missing screw in the enunciator panel box were dismissed upon appeal by Orchard View.

NEXT MEETING


The next meeting will be Tuesday, April 30, 2024 at Orchard View.

There being no further business the meeting was adjourned.



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JACK P. SCHLEY  
Secretary/Attorney



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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
<b>Orchard View</b>														
% Occupancy	66.52%	67.16%	65.87%	66.13%	67.44%	69.52%	71.79%	69.52%	67.44%	69.52%	71.79%	65.69%	67.52%	64.75%
Medicaid%	74.03%	71.64%	73.31%	71.50%	69.62%	69.94%	68.43%	69.94%	69.62%	69.94%	68.43%	71.15%	71.20%	67.57%
Medicare%	6.92%	10.66%	6.39%	6.88%	5.29%	9.69%	11.59%	6.88%	5.29%	9.69%	11.59%	9.11%	8.32%	10.32%
Private %	7.98%	8.79%	10.31%	10.94%	11.15%	9.95%	10.38%	10.94%	11.15%	9.95%	10.38%	12.52%	10.25%	12.21%
Hospice %	6.04%	5.19%	4.80%	5.70%	6.71%	6.71%	5.23%	6.71%	6.71%	6.71%	5.23%	4.69%	5.73%	7.03%
ADV %	5.03%	3.72%	5.19%	4.99%	6.46%	3.72%	4.36%	4.99%	6.46%	3.72%	4.36%	2.53%	4.50%	2.87%
Daily Medicare and ADV Census	15.90	19.32	15.26	15.70	15.84	18.64	22.91	15.70	15.84	18.64	22.91	15.29	17.36	17.12
Employment (Full Time Equivalents)	174.72	182.60	187.28	175.35	176.68	178.19	169.66	175.35	176.68	178.19	169.66	167.04	176.44	173.94
<b>Ridgcrest</b>														
% Occupancy	38.99%	35.79%	32.87%	35.32%	36.41%	32.70%	29.03%	35.32%	36.41%	32.70%	29.03%	31.64%	34.09%	28.46%
Medicaid%	53.76%	53.22%	54.32%	52.81%	47.05%	42.35%	49.07%	52.81%	47.05%	42.35%	49.07%	48.18%	50.10%	41.44%
Medicare%	17.88%	7.51%	12.97%	16.85%	18.46%	17.84%	16.67%	16.85%	18.46%	17.84%	16.67%	27.67%	16.98%	22.09%
Private %	24.10%	28.54%	27.57%	22.92%	20.78%	21.84%	24.07%	22.92%	20.78%	21.84%	24.07%	18.81%	23.58%	24.80%
Hospice %	0.00%	0.00%	0.00%	3.93%	3.80%	3.64%	3.31%	3.93%	3.80%	3.64%	3.31%	1.70%	2.05%	4.59%
ADV %	4.25%	10.73%	5.14%	3.48%	9.92%	14.32%	6.88%	3.48%	9.92%	14.32%	6.88%	3.64%	7.30%	7.09%
Daily Medicare and ADV Census	7.25	5.49	5.00	6.03	8.68	8.83	5.74	6.03	8.68	8.83	5.74	8.32	6.92	7.00
Employment (Full Time Equivalents)	32.35	37.42	38.24	31.66	31.45	34.18	34.24	31.66	31.45	34.18	34.24	32.69	34.03	33.48
<b>Muscogee Manor</b>														
% Occupancy	51.57%	51.37%	52.24%	52.45%	52.65%	52.21%	50.53%	52.45%	52.65%	52.21%	50.53%	50.25%	51.66%	54.26%
Medicaid%	90.81%	88.82%	89.38%	89.95%	87.40%	87.07%	87.13%	89.95%	87.40%	87.07%	87.13%	88.60%	88.65%	89.86%
Medicare%	0.95%	2.98%	2.74%	2.69%	3.28%	3.55%	4.85%	2.69%	3.28%	3.55%	4.85%	4.68%	3.22%	1.98%
Private %	1.02%	1.99%	1.95%	0.97%	1.94%	1.95%	1.01%	0.97%	1.94%	1.95%	1.01%	1.02%	1.48%	1.73%
Hospice %	6.04%	5.64%	5.92%	6.10%	7.22%	7.43%	6.58%	6.10%	7.22%	7.43%	6.58%	5.70%	6.33%	5.61%
ADV %	1.17%	0.58%	0.00%	0.29%	0.16%	0.00%	0.42%	0.29%	0.16%	0.00%	0.42%	0.00%	0.33%	0.83%
Daily Medicare and ADV Census	2.14	3.58	2.81	3.07	3.55	3.63	5.23	3.07	3.55	3.63	5.23	4.61	3.58	3.03
Employment (Full Time Equivalents)	135.56	143.63	150.43	139.29	134.87	136.52	123.69	139.29	134.87	136.52	123.69	122.86	135.86	124.26

HOSPITAL AUTHORITY OF COLUMBIUS  
12 MONTH MOVING STATISTICAL REPORT

	Feb-24	Jan-24	Dec-23	Nov-23	Oct-23	Sep-23	Aug-23	Jul-23	Jun-23	May-23	Apr-23	Mar-23	Feb-23	13 Mth Average	Prior Year Ave.
<b>Orchard View</b>															
% Occupancy	67.16%	65.87%	66.13%	67.44%	69.52%	69.52%	71.73%	65.89%	66.60%	64.92%	64.70%	66.10%	64.58%	66.74%	64.65%
Medicaid%	71.66%	73.31%	71.50%	69.62%	69.84%	69.84%	68.43%	67.15%	66.32%	67.40%	66.28%	71.79%	63.04%	69.24%	67.89%
Medicare%	8.78%	6.39%	6.88%	5.29%	3.89%	3.89%	4.11%	9.41%	9.31%	9.09%	10.10%	13.03%	12.81%	9.54%	10.33%
Private %	5.19%	10.31%	10.34%	11.13%	9.95%	9.95%	10.38%	12.52%	14.11%	13.71%	12.83%	12.71%	16.02%	11.95%	11.88%
Hospice %	3.72%	4.80%	5.06%	7.49%	6.71%	6.71%	5.23%	4.68%	5.51%	5.86%	5.87%	0.00%	6.54%	5.30%	7.08%
ADV %	19.32	5.19%	4.99%	6.46%	3.72%	3.72%	4.56%	1.59%	3.75%	3.93%	4.92%	2.45%	1.59%	3.97%	2.81%
Daily Medicare and ADV Census	182.60	187.33	175.35	15.84	18.64	18.64	22.91	15.29	18.07	16.90	19.44	20.49	18.71	18.05	17.03
Employment (Full Time Equivalents)	187.42	187.33	175.35	176.68	178.15	178.15	169.66	167.04	168.33	163.52	166.73	166.53	169.20	172.59	175.21
<b>Ridgcrest</b>															
% Occupancy	35.79%	32.87%	34.32%	36.41%	32.70%	32.70%	28.03%	31.64%	32.74%	29.95%	29.52%	28.98%	31.12%	32.17%	28.26%
Medicaid%	53.22%	54.37%	52.81%	47.05%	42.35%	42.35%	49.07%	48.18%	50.31%	52.56%	45.70%	49.14%	34.15%	48.29%	40.10%
Medicare%	7.51%	12.97%	16.38%	18.46%	17.84%	17.84%	16.67%	27.67%	23.15%	16.28%	23.42%	19.21%	22.13%	18.49%	22.81%
Private %	28.54%	27.57%	22.92%	20.78%	21.64%	21.64%	24.07%	18.81%	19.39%	23.21%	21.37%	24.24%	24.86%	23.13%	25.60%
Hospice %	0.00%	0.00%	3.93%	3.80%	3.64%	3.64%	3.31%	1.70%	0.00%	2.05%	4.03%	0.00%	3.83%	2.19%	4.59%
ADV %	10.75%	5.14%	3.48%	9.92%	14.32%	14.32%	6.88%	3.64%	6.55%	5.90%	5.78%	7.42%	15.03%	7.90%	6.90%
Daily Medicare and ADV Census	5.49	5.00	6.03	8.68	8.83	8.83	5.74	8.32	8.17	5.58	7.15	6.49	9.72	7.10	7.07
Employment (Full Time Equivalents)	37.42	38.24	31.66	31.65	34.13	34.13	34.24	32.69	34.42	34.91	34.29	34.43	35.01	34.41	33.59
<b>Microgeee Manor</b>															
% Occupancy	51.37%	52.24%	52.45%	52.55%	52.21%	52.21%	50.53%	50.25%	50.61%	52.19%	53.25%	53.86%	55.16%	52.22%	54.29%
Medicaid%	88.82%	89.38%	89.95%	87.40%	87.07%	87.07%	87.13%	88.60%	90.49%	89.25%	89.40%	96.02%	92.03%	89.63%	89.95%
Medicare%	2.98%	2.74%	2.63%	3.28%	3.35%	3.35%	4.85%	4.68%	2.45%	2.14%	1.69%	1.62%	1.32%	2.85%	2.06%
Private %	1.99%	1.95%	0.97%	1.96%	1.95%	1.95%	1.01%	1.02%	1.01%	1.58%	2.87%	2.68%	-0.10%	1.63%	1.66%
Hospice %	5.64%	5.92%	6.10%	7.22%	7.48%	7.48%	6.38%	5.70%	5.85%	6.02%	6.07%	6.09%	6.28%	5.73%	5.53%
ADV %	0.58%	0.00%	0.25%	0.16%	0.00%	0.00%	0.42%	0.00%	0.00%	0.00%	0.00%	0.00%	0.46%	0.16%	0.80%
Daily Medicare and ADV Census	3.53	2.81	3.07	3.55	3.63	3.63	5.23	4.61	2.69	2.19	1.73	1.71	1.53	3.06	3.09
Employment (Full Time Equivalents)	143.63	150.43	139.29	134.87	136.52	136.52	123.69	122.86	119.62	114.88	116.09	117.23	125.47	128.72	122.52





HOSPITAL AUTHORITY OF COLUMBUS  
CONSOLIDATED SUMMARY REPORT  
MONTH ENDED FEBRUARY 29, 2024

	Orchard View	Home Office	Ridgecrest	Muscogee Manor	Total Nursing Home	Cobis PCH	Muscogee Home Health	River Mill	Consolidated
<b>BALANCE SHEET</b>									
Cash	\$ 5,884,047	\$ -	\$ 7,297,292	\$ 6,415,460	\$ 19,596,799	\$ 22,278	\$ 289,780	\$ 2,861,836	\$ 22,770,693
Other Current Assets	3,245,591	-	465,932	2,469,388	6,180,911	762	3,782	-	6,185,455
Intercompany Balances	17,888,415	-	(281,094)	(7,981,095)	9,626,226	(6,386,177)	(2,317,531)	(922,518)	-
Noncurrent Assets	35,128,673	-	34,813,235	9,054,304	78,996,212	151,882	83,642	564,920	79,796,656
<b>Total Assets</b>	<b>\$ 62,146,726</b>	<b>\$ -</b>	<b>\$ 42,295,365</b>	<b>\$ 9,958,057</b>	<b>\$ 114,400,148</b>	<b>\$ (6,211,255)</b>	<b>\$ (1,940,327)</b>	<b>\$ 2,504,238</b>	<b>\$ 108,752,804</b>
Current Liabilities	\$ 1,814,245	\$ -	\$ 544,349	\$ 977,665	\$ 3,286,259	\$ -	\$ 22	\$ 72	\$ 3,286,353
Non-current Liabilities (excluding bonds)	10,950,305	-	4,047,178	6,750,787	21,748,270	360,100	450,668	-	22,559,038
Bonds Payable	21,120,711	-	28,977,724	-	50,098,435	-	-	-	50,098,435
<b>Total Liabilities</b>	<b>33,885,261</b>	<b>-</b>	<b>33,569,251</b>	<b>7,678,452</b>	<b>75,132,964</b>	<b>360,100</b>	<b>450,690</b>	<b>72</b>	<b>75,943,826</b>
<b>Fund Balance</b>	<b>28,261,465</b>	<b>-</b>	<b>8,726,114</b>	<b>2,279,605</b>	<b>39,267,184</b>	<b>(6,571,355)</b>	<b>(2,391,017)</b>	<b>2,504,166</b>	<b>32,808,978</b>
<b>Total Liabilities and Fund Balance</b>	<b>\$ 62,146,726</b>	<b>\$ -</b>	<b>\$ 42,295,365</b>	<b>\$ 9,958,057</b>	<b>\$ 114,400,148</b>	<b>\$ (6,211,255)</b>	<b>\$ (1,940,327)</b>	<b>\$ 2,504,238</b>	<b>\$ 108,752,804</b>
<b>INCOME STATEMENT</b>									
Revenue	\$ 1,506,634	\$ 39,333	\$ 401,179	\$ 1,064,852	\$ 3,011,998	\$ -	\$ 5,100	\$ -	\$ 3,017,098
Operating Expenses	1,494,045	175,435	414,122	1,141,023	3,224,625	606	332	-	3,225,563
<b>Net Profit (Loss) before Noncash expense</b>	<b>12,589</b>	<b>(136,102)</b>	<b>(12,943)</b>	<b>(76,171)</b>	<b>(212,627)</b>	<b>(606)</b>	<b>4,768</b>	<b>-</b>	<b>(208,465)</b>
Provision for Bad debts	-	-	-	123	123	-	-	-	123
Interest expense	(45,330)	-	(79,664)	-	(124,994)	-	-	-	(124,994)
Depreciation and Amortization	(86,303)	-	(95,354)	(10,212)	(191,869)	(377)	-	-	(192,246)
<b>Current Month Income (loss)</b>	<b>\$ (119,044)</b>	<b>\$ (136,102)</b>	<b>\$ (187,961)</b>	<b>\$ (86,260)</b>	<b>\$ (529,367)</b>	<b>\$ (983)</b>	<b>\$ 4,768</b>	<b>\$ -</b>	<b>\$ (525,582)</b>
<b>YTD Income (loss)</b>	<b>\$ 1,119,007</b>	<b>\$ (1,033,958)</b>	<b>\$ (1,724,789)</b>	<b>\$ 95,731</b>	<b>\$ (1,544,009)</b>	<b>\$ 9,246</b>	<b>\$ 289,921</b>	<b>\$ (818)</b>	<b>\$ (1,245,660)</b>
Monthly Net Income (loss)	\$ (119,044)	\$ (136,102)	\$ (187,961)	\$ (86,260)	\$ (529,367)	\$ (983)	\$ 4,768	\$ -	\$ (525,582)
Add: Depreciation	86,303	-	95,354	10,212	191,869	377	-	-	192,246
Add: Interest Expense	45,330	-	79,664	-	124,994	-	-	-	124,994
Less: Monthly bond payment	(245,547)	-	(63,229)	-	(308,776)	-	-	-	(308,776)
Less: Property & Equipment Additions	-	-	-	-	-	-	-	-	-
<b>Net Cash Flow</b>	<b>\$ (232,958)</b>	<b>\$ (136,102)</b>	<b>\$ (76,172)</b>	<b>\$ (76,048)</b>	<b>\$ (521,280)</b>	<b>\$ (606)</b>	<b>\$ 4,768</b>	<b>\$ -</b>	<b>\$ (517,118)</b>