

BOARD MINUTES
OF THE
HOSPITAL AUTHORITY OF COLUMBUS, GEORGIA
April 30, 2024

A regularly scheduled meeting of the Board of the Hospital Authority of Columbus, Georgia (HAC) was held at 11:00 AM on Tuesday, April 30, 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 more than 48 hours 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 Betty Tatum, Dr. John Kingsbury, Warner Kennon, Jr., Chuck Hecht, and Wayne Joiner. Members Ernie Smallman and Mike Welch were excused.

Britt Hayes, CEO, Rick Alibozek, CFO, and Jack P. Schley, Secretary/Attorney, were present at the meeting. Jonathan Giles was also present as a guest presenter.

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 March 26, 2024 Board meeting were reviewed. Dr. Kingsbury moved for their approval and Chuck seconded the motion. The March 2024 Board Minutes were unanimously approved.

BOARD BUSINESS

Jack reported that City Council nominated Tony Floyd, Bob Jones, and Tracy Sayers to fill the vacant Board seat. Sarah asked for any motions to select from the nominations and Wayne moved to select Tony Floyd. Dr. Kingsbury seconded the motion and Sarah called for discussion. Betty provided information on Tony Floyd's career and community affiliations. Sarah asked if Mr. Floyd was familiar with HAC and Betty responded stating that Mr. Floyd's mother was a resident of Orchard View and he frequently visited her at the facility. Sarah called for votes and abstentions, and the Board unanimously selected Tony Floyd to join the Board.

Betty announced that after many years of service on the Board, she is resigning. The Board thanked Betty for her service and discussed generally her involvement in HAC's progress over the course of her terms. Following Betty's resignation, Dr. Kingsbury moved for Bob Jones to be nominated to fill the vacant seat. Wayne seconded the motion and Sarah called for discussion. Chuck and Wayne commented on Bob Jones' distinguished service to Columbus Technical College and his involvement in the community. Sarah called for a vote and the Board unanimously selected Bob Jones to be nominated to City Council to fill the seat vacated by Betty's resignation.

Jack indicated he would report the selection of Tony Floyd, the resignation of Betty Tatum, and the nomination of Bob Jones to the Clerk of Council.

Chuck asked for clarification on provisions within the Board's By-Laws; specifically, the provision for term limits, election of officers, and operations of committees. Jack responded that Mike Welch's third term would expire in November, creating a vacancy, and that Ernie and Sarah, as Officers of the Board, do not have limitations on their terms. Officer elections may occur each January, but existing Officers may serve until they resign, are removed, or their successor is appointed. As for committees, Jack reported that the By-Laws require the following committees:

Executive, Finance, Building and Grounds, Nominations, and Personnel. Britt and the Board discussed generally that formal committees, other than Executive Committee, have not operated since 2016. Chuck emphasized the importance of adhering to the By-Laws, and his opinion that the By-Laws should be reviewed due to the inclusion of references to prior facilities which HAC no longer owns or operates, amongst other concerns. Sarah and Jack responded that Executive Committee would discuss reviving the other committees and consider appointments to fill them.

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 that HAC's new patient admissions is down to 31 for April from 38 in March, and the average year-to-date census is 261. The Medicare census for March was 23.16.

Financial Report: Attached to these Minutes is the Hospital Authority of Columbus YTD Consolidated Income Statement through March 31, 2024. Rick reported that HAC's cash and cash equivalents are currently earning 4.25% to 5.1% interest depending on how the money is being held between CDs, T-bills, Repurchase Agreements, and bank accounts. Revenue in March was up to \$3,211,000 from \$3,017,000 in February, and investment income is approximately \$32,000 each month. Rick attributes the increase in revenue to patient acuity.

Rick reported that the Georgia General Assembly approved its FY 2025 budget based on 2022 costs, which should increase HAC's rates. Rick asked the Board to contact any local, state, and federal representatives with whom they may have a personal relationship to share HAC's story so it is known when healthcare legislation is considered. Rick announced there are no updates to the Employee Retention Credit audit, and HAC's financial audit is on schedule to begin in May. Rick also announced that HAC will continue to use FORVIS for its audits, but the partner that

manages HAC's audits, Kelly Thrift, is retiring. Rick met the new partner and believes the transition should be smooth. Rick reported further that he met with Marsh McClennan and submitted an application for HAC's cyber security policy. The application is currently under review.

The final rule on the new staffing mandate implemented by the Biden Administration was issued on April 22 and established minimum staffing requirements. According to Rick, HAC currently meets some but not all of the minimum requirements and must hire more RNs within two years to comply with the mandate, unless the rules are changed. The mandate is unfunded and causing national concerns which included an expected annual cost of \$6.8 Billion to the industry. Sarah followed-up on the question of getting current staff certified as LPNs and RNs. Britt responded that the staff would have to elect to take the training and Chuck commented on the difficulty with keeping staff after they obtain certification.

PRESIDENT'S REPORT

Britt Hayes gave the President's report:

INCOLR Presentation: Britt introduced Jonathon Giles from INCOLR as a media producer who will assist HAC with advertising through making a commercial for publication online and on television. Jonathon briefly summarized his background to the Board and explained that his vision for HAC's advertising is to capture the positive emotions surrounding HAC's facilities in a digital ad. Jonathan recalled from his personal experience the positive emotion of feeling a family member was being cared for upon being placed in a nursing home. He calls his proposed ad for HAC "Never Stop Caring" and it will show snapshots of how a parent raises a child by caring for it and then the grown child cares for the aged parent. The ad will be consistent until the last shot, which will show one of HAC's facilities, and a commercial will be produced for each of the three facilities. The

commercial will run in 60, 30, 15, and 5 second clips based on the platform, which will include local television stations and YouTube. Stills will also be produced for billboard advertisements. Jonathon responded to comments and questions from the Board regarding the ad and emphasized the importance of advertising HAC's name because viewers will search the name on the internet for additional information. Britt commented on the recent changes to HAC's website aimed at positioning it for increased visitation which is to be expected following the running of the ads. Chuck mentioned his experience with various private billboard owners in town who have willingly donated time on their boards to local organizations if the organization pays for the printing and installation of the ad on the board.

The Board thanked Jonathan for sharing his proposal.

Survey Activity: A revisit took place for Orchard View's annual survey and the facility was marked for substantial compliance. An OIG Audit is underway to review HAC's infection control procedures from November 2022 to September 2023. Britt is optimistic about the results.

Financial: Britt reported Medicare rates are scheduled to increase by 4.1% in July 2024. Britt announced that Dr. Stephen Raborn at Muscogee Manor was dismissed and Dr. Patel assumed the duties as Medical Director at no additional cost. This will generate an annual savings of \$24,000. Britt reported that about fifteen individuals are currently enrolled in Scriptsource which generated a savings of \$85,000 first quarter.

Legislative Update: Britt reported that John Anker visited each of HAC's facilities as part of his campaign for the District 10 seat on City Council. Sarah asked generally about the rules concerning campaigning on HAC's property and Britt explained it was allowed except on voting days.

Britt reported new healthcare legislation recently passed both houses of the Georgia General Assembly and is before Gov. Kemp for review during the next month: HB 1046 allows

PAs to sign death certificates and for physicians to work with a combined equivalent of eight PAs and/or APRNs; HB 663 requires nursing homes to allow certain visitations and prescribed rules for visitations; and SB 430 removes specific language for COVID signs but maintains immunity provisions regarding the same. Other House Bills (1123 and 1339) also passed but they do not impact HAC, according to Britt.

Marketing Efforts: Britt reported he recently visited local hospitals and met with discharge planners to build connections for referrals. He stated the national Bronze Quality Awards achieved by all three facilities was an important part of his pitch to the planners. Britt also reported having met with physicians in local facilities and heard a common response that patients ask to be sent to Orchard View. Betty emphasized the influence that nurses and other staff also have in making referrals for HAC.

COVID-19 Update: Britt announced a second vaccine booster is out, and 129 HAC patients have received it. More doses are in stock and available for use. Britt reported no new Covid cases at Orchard View and Ridgecrest, but 28 new cases at Muscogee Manor.

NEXT MEETING

The next meeting will be Tuesday, May 28, 2024 at Orchard View.

There being no further business the meeting was adjourned.



JACK P. SCHLEY
Secretary/Attorney



ERNEST SMALLMAN, IV
Chairman

**HOSPITAL AUTHORITY OF COLUMBUS
CONSOLIDATED SUMMARY REPORT
MONTH ENDED MARCH 31, 2024**

	Orchard View	Home Office	Ridgecrest	Muscogee Manor	Total Nursing Home	Cobles PCH	Muscogee Home Health	River Mill	Consolidated
BALANCE SHEET									
Cash	\$ 5,555,418	\$ -	\$ 6,341,686	\$ 5,386,203	\$ 17,283,307	\$ 18,800	\$ 294,411	\$ 2,861,694	\$ 20,458,212
Other Current Assets	3,668,743	-	1,470,120	2,711,550	7,850,413	3,634	3,901	-	7,857,948
Intercompany Balances	17,337,113	-	(436,365)	(7,274,592)	9,626,156	(6,386,177)	(2,317,461)	(922,518)	-
Noncurrent Assets	35,327,149	-	34,783,900	9,044,092	79,155,141	151,505	83,642	564,920	79,955,203
Total Assets	\$ 61,888,423	\$ -	\$ 42,159,341	\$ 9,867,253	\$ 113,915,017	\$ (6,212,238)	\$ (1,935,507)	\$ 2,504,096	\$ 108,271,368
Current Liabilities	\$ 1,628,568	\$ -	\$ 570,012	\$ 855,356	\$ 3,054,036	\$ -	\$ -	\$ -	\$ 3,054,036
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	21,087,437	-	28,974,753	-	50,062,190	-	-	-	50,062,190
Total Liabilities	33,666,410	-	33,591,943	7,606,143	74,864,496	360,100	450,668	-	75,675,264
Fund Balance	28,222,013	-	8,567,398	2,261,110	39,050,521	(6,572,338)	(2,386,175)	2,504,096	32,596,104
Total Liabilities and Fund Balance	\$ 61,888,423	\$ -	\$ 42,159,341	\$ 9,867,253	\$ 113,915,017	\$ (6,212,238)	\$ (1,935,507)	\$ 2,504,096	\$ 108,271,368
INCOME STATEMENT									
Revenue	\$ 1,626,181	\$ 39,333	\$ 428,164	\$ 1,113,034	\$ 3,206,712	\$ -	\$ 5,100	\$ -	\$ 3,211,812
Operating Expenses	1,409,325	164,005	411,862	1,121,318	3,106,510	606	257	71	3,107,444
Net Profit (Loss) before Noncash expense	216,856	(124,672)	16,302	(8,284)	100,202	(606)	4,843	(71)	104,368
Provision for Bad debts	-	-	-	-	-	-	-	-	-
Interest expense	(45,330)	-	(79,664)	-	(124,994)	-	-	-	(124,994)
Depreciation and Amortization	(86,303)	-	(95,354)	(10,212)	(191,869)	(377)	-	-	(192,246)
Current Month Income (loss)	\$ 85,223	\$ (124,672)	\$ (158,716)	\$ (18,496)	\$ (216,661)	\$ (983)	\$ 4,843	\$ (71)	\$ (212,872)
YTD Income (loss)	\$ 1,204,230	\$ (1,158,630)	\$ (1,883,505)	\$ 77,235	\$ (1,760,670)	\$ 8,263	\$ 294,764	\$ (889)	\$ (1,458,532)
Monthly Net Income (loss)	85,223	(124,672)	(158,716)	(18,496)	(216,661)	(983)	4,843	(71)	(212,872)
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	(236,542)	-	(46,104)	-	(282,646)	-	-	-	(282,646)
Less: Property & Equipment Additions	(24,926)	-	-	-	(24,926)	-	-	-	(24,926)
Net Cash Flow	\$ (44,612)	\$ (124,672)	\$ (29,802)	\$ (8,284)	\$ (207,370)	\$ (606)	\$ 4,843	\$ (71)	\$ (203,204)

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	64.97%	66.52%	67.16%	65.87%	73.31%	71.50%	69.62%	69.94%	68.43%	71.15%	65.69%	71.71%	67.23%	64.75%
Medicaid%	75.74%	74.03%	71.64%	63.39%	6.88%	6.88%	9.69%	11.59%	10.32%	12.52%	7.86%	10.20%	7.86%	67.57%
Medicare%	4.20%	6.92%	10.66%	10.31%	10.94%	11.15%	9.95%	10.38%	12.52%	10.20%	10.20%	10.20%	10.20%	10.32%
Private %	9.78%	7.98%	8.79%	4.80%	5.70%	7.49%	6.71%	5.23%	4.69%	5.70%	4.69%	5.70%	5.70%	12.21%
Hospice %	5.41%	6.04%	5.19%	3.72%	4.99%	6.46%	3.72%	4.36%	2.53%	4.54%	2.87%	17.12	2.87%	7.03%
ADV %	4.87%	5.03%	19.32	15.26	15.70	15.84	18.54	178.19	169.66	167.04	173.94	173.94	173.94	173.94
Daily Medicare and ADV Census	11.77	15.90	19.32	15.26	15.70	15.84	18.54	178.19	169.66	167.04	173.94	173.94	173.94	173.94
Employment (Full Time Equivalents)	175.72	174.72	182.60	187.28	175.35	176.68	178.19	169.66	167.04	173.94	173.94	173.94	173.94	173.94
Ridgecrest														
% Occupancy	38.17%	38.99%	35.79%	32.87%	35.32%	36.41%	32.70%	29.03%	31.64%	31.64%	31.64%	31.64%	34.55%	28.46%
Medicaid%	53.02%	53.76%	53.22%	54.32%	52.81%	47.05%	42.35%	49.07%	48.18%	50.42%	41.44%	41.44%	50.42%	41.44%
Medicare%	21.73%	17.88%	7.51%	12.97%	16.85%	18.46%	17.84%	16.67%	27.67%	17.51%	22.09%	22.09%	17.51%	22.09%
Private %	21.93%	24.10%	28.54%	27.57%	22.92%	20.78%	21.84%	24.07%	18.81%	23.40%	24.80%	24.80%	23.40%	24.80%
Hospice %	0.00%	0.00%	0.00%	0.00%	3.93%	3.80%	3.64%	3.31%	1.70%	1.82%	4.59%	4.59%	1.82%	4.59%
ADV %	3.32%	4.25%	10.73%	5.14%	3.48%	9.92%	14.32%	6.88%	3.64%	6.85%	7.09%	7.09%	6.85%	7.09%
Daily Medicare and ADV Census	8.03	7.25	5.49	5.00	6.03	8.68	8.83	5.74	8.32	7.04	7.00	7.00	7.04	7.00
Employment (Full Time Equivalents)	33.46	32.35	37.42	38.24	31.66	31.45	34.18	34.74	32.69	33.97	33.48	33.48	33.97	33.48
Muscooke Manor														
% Occupancy	48.16%	51.57%	51.37%	52.24%	52.45%	52.65%	52.21%	50.53%	50.25%	51.27%	54.26%	54.26%	51.27%	54.26%
Medicaid%	89.99%	90.81%	88.82%	89.38%	89.95%	87.40%	87.07%	87.13%	88.60%	88.79%	89.86%	89.86%	88.79%	89.86%
Medicare%	2.22%	0.95%	2.98%	2.74%	2.69%	3.28%	3.55%	4.85%	4.68%	3.10%	1.98%	1.98%	3.10%	1.98%
Private %	0.24%	1.02%	1.99%	1.95%	0.97%	1.94%	1.95%	1.01%	1.02%	1.34%	1.73%	1.73%	1.34%	1.73%
Hospice %	6.22%	6.04%	5.64%	5.92%	6.10%	7.22%	7.43%	6.58%	5.70%	6.32%	5.61%	5.61%	6.32%	5.61%
ADV %	1.33%	1.17%	0.58%	0.00%	0.29%	0.16%	0.42%	0.00%	0.42%	0.44%	0.83%	0.83%	0.44%	0.83%
Daily Medicare and ADV Census	3.36	2.14	3.58	2.81	3.07	3.55	3.63	5.23	4.61	3.55	3.03	3.03	3.55	3.03
Employment (Full Time Equivalents)	131.43	135.56	143.63	150.43	139.29	134.87	136.52	123.69	122.86	135.36	124.26	124.26	135.36	124.26

HOSPITAL AUTHORITY OF COLUMBUS
12 MONTH MOVING STATISTICAL REPORT

	Mar-24	Feb-24	Jan-24	Dec-23	Nov-23	Oct-23	Sep-23	Aug-23	Jul-23	Jun-23	May-23	Apr-23	Mar-23	13 Mth Average	Prior Year Avg
Orchard View															
% Occupancy	64.97%	66.52%	67.16%	65.87%	66.13%	67.44%	69.52%	71.79%	65.69%	66.60%	64.92%	64.70%	65.10%	65.72%	64.53%
Medicare%	75.74%	74.03%	71.64%	73.31%	71.50%	69.62%	69.94%	68.43%	71.15%	68.82%	67.02%	65.20%	71.79%	70.59%	67.88%
Medicare%	4.26%	6.92%	10.66%	6.39%	6.88%	5.25%	9.69%	11.53%	9.11%	9.81%	9.08%	10.10%	13.03%	8.67%	10.33%
Private %	9.78%	7.96%	8.75%	10.31%	10.94%	11.15%	9.95%	10.38%	12.57%	14.11%	13.71%	11.55%	12.71%	11.17%	11.68%
Hospice %	5.41%	6.04%	5.19%	4.80%	5.70%	7.49%	6.71%	5.23%	4.69%	5.51%	5.86%	5.87%	0.60%	5.27%	7.08%
ADV %	4.87%	5.02%	3.72%	5.19%	4.99%	6.46%	3.72%	4.36%	2.59%	3.75%	3.93%	4.92%	2.46%	4.04%	2.81%
Daily Medicare and ADV Census	11.77	15.90	19.32	15.26	15.70	15.31	18.64	22.51	15.29	18.07	16.90	19.44	20.49	17.55	17.01
Employment (Full Time Equivalents)	175.72	174.72	182.60	187.28	175.35	176.68	173.19	159.66	167.04	168.33	161.52	166.73	165.53	172.25	175.21
Refresnet															
% Occupancy	38.17%	38.99%	35.79%	32.87%	35.32%	36.41%	32.70%	29.03%	31.64%	32.74%	29.95%	29.52%	28.99%	33.24%	28.26%
Medicare%	53.02%	53.76%	53.22%	54.32%	52.81%	47.05%	42.35%	49.07%	48.18%	50.91%	52.56%	45.70%	49.14%	50.16%	40.10%
Medicare%	21.73%	17.89%	7.51%	12.97%	16.85%	18.46%	17.84%	16.67%	21.67%	23.15%	16.28%	23.12%	19.21%	18.41%	22.81%
Private %	21.93%	24.10%	28.54%	27.57%	22.92%	20.78%	21.84%	24.07%	18.81%	19.39%	23.21%	21.37%	24.24%	22.96%	25.69%
Hospice %	0.00%	0.00%	0.00%	0.00%	3.93%	3.80%	3.64%	3.31%	1.70%	0.00%	2.05%	4.03%	0.00%	1.73%	4.59%
ADV %	3.32%	4.25%	10.73%	5.14%	3.48%	9.92%	14.32%	6.88%	3.65%	6.55%	5.90%	5.78%	7.42%	6.72%	6.90%
Daily Medicare and ADV Census	8.03	7.25	5.49	5.00	6.08	8.68	8.83	5.74	8.32	8.17	5.58	7.16	6.49	6.98	7.07
Employment (Full Time Equivalents)	35.46	32.35	37.42	38.24	31.66	31.45	34.18	34.24	32.88	34.42	34.91	34.29	34.43	34.13	33.59
Miscovee Manor															
% Occupancy	48.16%	51.57%	51.37%	52.26%	52.45%	52.65%	52.21%	50.53%	50.25%	50.61%	52.18%	53.25%	53.80%	51.64%	54.28%
Medicare%	89.59%	90.81%	88.82%	89.38%	89.95%	87.40%	87.07%	87.13%	88.60%	90.49%	89.25%	89.46%	96.02%	89.56%	89.88%
Medicare%	2.22%	0.95%	2.98%	2.76%	2.69%	3.28%	3.55%	4.85%	4.68%	2.65%	2.16%	1.66%	1.62%	2.77%	2.06%
Private %	0.24%	1.02%	1.99%	1.96%	0.97%	1.94%	1.95%	1.01%	1.02%	1.01%	2.59%	2.87%	2.96%	1.61%	1.68%
Hospice %	6.22%	6.04%	5.64%	5.92%	6.10%	7.22%	7.43%	6.58%	5.70%	5.85%	6.02%	6.07%	0.00%	5.75%	5.83%
ADV %	1.33%	1.17%	0.98%	0.00%	0.25%	0.16%	0.00%	0.42%	0.00%	0.00%	0.00%	0.00%	0.00%	0.30%	0.80%
Daily Medicare and ADV Census	3.36	2.14	3.58	2.81	3.07	3.55	3.63	5.23	4.61	2.63	2.19	1.73	1.71	3.10	3.09
Employment (Full Time Equivalents)	121.43	135.56	149.69	150.43	139.29	134.87	136.52	129.69	122.86	119.62	114.88	116.09	117.23	129.70	123.52