

BOARD MINUTES
OF THE
HOSPITAL AUTHORITY OF COLUMBUS, GEORGIA
February 27, 2024

A regularly scheduled meeting of the Board of the Hospital Authority of Columbus, Georgia (HAC) was held at 11:00 AM on Tuesday, February 27, 2024. The meeting was held in the conference room at Ridgecrest on Stevens Lane 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 Banks-Lang, members Mike Welch, Dr. John Kingsbury, Warner Kennon, Jr., Chuck Hecht, Betty Tatum, and Wayne Joiner. 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 Ernie that a quorum was present.

REVIEW OF MINUTES

The Minutes for the January 30, 2024 Board meeting were reviewed. Chuck moved for their approval and Wayne seconded the motion. The January 2024 Board Minutes were unanimously approved.

BOARD BUSINESS

Jack indicated that Cynthia Jordan expressed a desire to resign from the Board, and Jack asked for nominations to fill her seat. Betty nominated Rev. Tony Floyd and mentioned he recently retired from the Muscogee County Tax Assessor's Office. Betty further mentioned that Rev. Floyd expressed an interest in and willingness to join the Board. Ernie asked that a conference call be scheduled between the Executive Committee and Rev. Floyd. Jack indicated he would arrange the call.

PRESIDENT'S REPORT

Britt Hayes gave the President's report:

Orchard View: Britt reported that an annual survey was conducted at Orchard View for the first time in two years. Overall, the results of the survey were good, according to Britt. Three issues were cited: an unlocked treatment cart was left outside a unit, a patient's fractured ankle was not reported, and a Covid hotline was not active. Britt explained the unlocked treatment cart is not as serious an issue as an unlocked medicine cart, so this citation was minor. Britt further explained that HAC was aware of the fractured ankle which the resident believed occurred during physical therapy. Only unknown injuries must be reported within two hours, and the fractured ankle was not reported because the cause was considered to be known. As for the Covid hotline, the requirement for a hotline expired prior to the survey and was not cited.

The State Fire Marshall conducted a survey at Orchard View. All smoke and fire barriers were inspected, and no issues were discovered. Four issues were cited: wood pallets were found on the loading dock where there are no fire sprinklers, the breaker for the enunciator panel was missing a screw to prevent turn-off, three riser gauges were installed in 2018 (which is more than five years), and the soiled linen bins were too large. Britt reported that a contractor has inspected

the loading dock and sprinklers will be installed for \$1,100. The missing screw was replaced for \$9, and Britt is working to address the linen bin issue per applicable regulations. Britt commented the linen bins are properly located in a locked, ventilated room equipped with fire sprinklers.

The complaint survey completed at Orchard View reviewed four complaints, all of which were determined to be unsubstantiated.

New Initiatives: Britt reported that he and Rick attended the Annual Convention and met with several vendors. HAC does not currently accept Humana plans because Humana frequently refuses to pay for treatments received by patients. Humana is one of the largest policy providers in Columbus, so Britt and Rick met with Humana representatives to discuss possible terms under which HAC could accept patients with Humana. These discussions did not produce any terms which Britt was comfortable with, but Rick reported Humana suffered significant financial losses recently which might force them to reconsider their terms. Britt also met with Medical Director Services, Inc. and Tapestry Healthcare as potential, alternative providers for HAC. No decisions have been made as to HAC's current Medical Director, but Britt reported he is continuing to monitor HAC's needs and options for any potential improvement. HAC's current therapy contractor has been in place for six years, and Britt is currently engaging in financial discussions with Broad River Rehabilitation to determine if there are any advantages to switching providers. Britt mentioned that HAC's nutrition provider is underserving HAC's needs and Britt is looking into other options including Grace Nutrition Counseling. Ernie recommended looking into hiring a full time Registered Dietician.

Britt reported HAC is currently in a pilot program with Theraworx for injury care. The program includes thirty-days of free supplies and materials. Britt indicated he is also looking into

Dript I.V. Company as an I.V. provider. Sarah recommended that HAC's nurses be trained to use I.V. equipment instead of contracting it out.

HAC's lab provider has been underperforming and Britt is currently in discussions with Aptive DX Labs as an alternative provider. Britt will keep the Board informed of any changes. Britt also indicated that HAC met with Elite Medical Staffing as another potential staffing provider. HAC currently uses seven companies for agency staffing.

According to Britt, there is a state-wide issue with transportation to medical appointments. A new company was founded in Columbus by Chris Jones to address this issue, and Muscogee Manor is a partner to test the new business, which is called 4Ever Young Transportation. The business has two trucks for use, and the first transport from Muscogee Manor to a medical appointment was a success.

Wasserman Group Bond Issuance: Britt reported that Columbus Council approved a \$40 Million bond issuance for construction of a new 109 unit independent living facility. Britt said this new facility is not expected to compete with HAC, but he wanted the Board to be aware in case the bond or construction makes it into the news.

COVID-19 Update: Britt reported that all three facilities are currently in outbreak status, with new cases continuing to rise.

Census Update: Britt reported the census dropped since the last meeting to a total of 259 across all facilities.

Miscellaneous: Rick reported that he met with Medicaid counsel at Hall Booth Smith to get outstanding bills paid, and counsel's request for hearings resulted in the outstanding bills getting approved. Rick also reported HAC's current cash position gives it reserves to cover eight months of operating expenses.

CFO'S REPORT

Rick Alibozek presented the Financial and Statistical Reports.

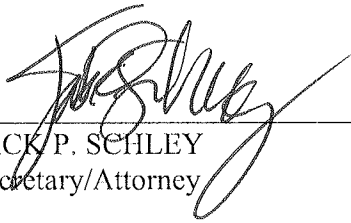
Statistical Report: Attached to these Minutes is the FY 2024 YTD Statistical Report.

Financial Report: Attached to these Minutes is the Hospital Authority of Columbus YTD Consolidated Income Statement through January 31, 2024.

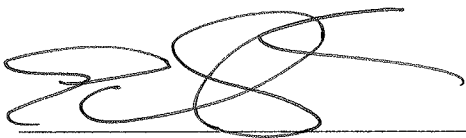
NEXT MEETING

The next meeting will be Tuesday, March 26, 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
FY 2024 YTD Statistical Report

	June	May	Apr	Mar	Feb	Jan	Dec	Nov	Oct	Sept	August	July	Average	Prior Year
Orchard View														
% Occupancy	67.16%	65.87%	73.31%	66.13%	67.44%	69.52%	71.79%	65.69%	67.65%	64.75%	67.57%	70.80%	67.57%	64.75%
Medicaid%	71.64%	73.31%	66.13%	71.50%	69.62%	68.94%	68.43%	71.15%	71.15%	71.15%	71.15%	71.15%	70.80%	67.57%
Medicare%	10.66%	6.39%	6.88%	5.29%	5.29%	9.69%	11.59%	9.11%	8.52%	10.32%	10.32%	10.32%	10.32%	10.32%
Private %	8.79%	10.31%	10.94%	11.15%	11.15%	9.95%	10.38%	12.52%	10.58%	12.21%	12.21%	10.58%	10.58%	12.21%
Hospice %	5.19%	4.80%	5.70%	7.49%	7.49%	6.71%	5.23%	4.69%	5.69%	7.03%	7.03%	5.69%	5.69%	7.03%
ADV %	3.72%	5.19%	4.99%	6.46%	6.46%	3.72%	4.36%	2.53%	4.42%	2.87%	2.87%	4.42%	4.42%	2.87%
Daily Medicare and ADV Census	19.32	15.26	15.70	15.84	15.84	18.64	22.91	15.29	17.57	17.12	17.12	15.29	17.57	17.12
Employment (Full Time Equivalents)	182.60	187.28	175.35	176.68	176.68	178.19	169.66	167.04	176.69	173.94	173.94	167.04	176.69	173.94
Ridgecrest														
% Occupancy	35.79%	32.87%	35.37%	36.41%	36.41%	32.70%	29.03%	31.64%	33.39%	28.46%	33.39%	31.64%	33.39%	28.46%
Medicaid%	53.22%	54.32%	52.81%	47.05%	47.05%	42.35%	49.07%	48.18%	49.57%	41.44%	49.57%	48.18%	49.57%	41.44%
Medicare%	7.51%	12.97%	16.85%	18.46%	18.46%	17.84%	16.67%	27.67%	16.85%	22.09%	16.85%	27.67%	16.85%	22.09%
Private %	28.54%	27.57%	22.92%	20.78%	20.78%	21.84%	24.07%	18.81%	23.50%	24.80%	23.50%	18.81%	23.50%	24.80%
Hospice %	0.00%	0.00%	3.93%	3.80%	3.80%	3.64%	3.31%	1.70%	2.34%	4.59%	2.34%	1.70%	2.34%	4.59%
ADV %	10.73%	5.14%	3.48%	9.92%	9.92%	14.32%	6.88%	3.64%	7.73%	7.09%	7.73%	3.64%	7.73%	7.09%
Daily Medicare and ADV Census	5.49	5.00	6.03	8.68	8.68	8.83	5.74	8.32	6.87	7.00	6.87	8.32	6.87	7.00
Employment (Full Time Equivalents)	37.42	38.24	31.66	31.45	31.45	34.18	34.24	32.69	34.27	33.48	34.27	32.69	34.27	33.48
Muscooge Manor														
% Occupancy	51.37%	52.24%	52.45%	52.65%	52.65%	52.21%	50.53%	50.25%	51.67%	54.26%	51.67%	50.25%	51.67%	54.26%
Medicaid%	88.82%	89.38%	89.95%	87.40%	87.40%	87.07%	87.13%	88.60%	88.34%	89.86%	88.34%	88.60%	88.34%	89.86%
Medicare%	2.98%	2.74%	2.69%	3.28%	3.28%	3.55%	4.85%	4.68%	3.54%	1.98%	3.54%	4.68%	3.54%	1.98%
Private %	1.99%	1.95%	0.97%	1.94%	1.94%	1.95%	1.01%	1.02%	1.55%	1.73%	1.55%	1.02%	1.55%	1.73%
Hospice %	5.64%	5.92%	6.10%	7.22%	7.22%	7.43%	6.58%	5.70%	6.37%	5.61%	6.37%	5.70%	6.37%	5.61%
ADV %	0.58%	0.00%	0.29%	0.16%	0.16%	0.00%	0.42%	0.00%	0.21%	0.83%	0.21%	0.00%	0.21%	0.83%
Daily Medicare and ADV Census	3.58	2.81	3.07	3.55	3.55	3.63	5.23	4.61	3.78	3.03	3.78	4.61	3.78	3.03
Employment (Full Time Equivalents)	143.63	150.43	139.29	134.87	134.87	136.52	123.69	122.86	135.90	124.26	135.90	122.86	135.90	124.26

HOSPITAL AUTHORITY OF COLUIMBUS
12 MONTH MOVING STATISTICAL REPORT

	Jan-24	Dec-23	Nov-23	Oct-23	Sept-23	Aug-23	Jul-23	Jun-23	May-23	Apr-23	Mar-23	Feb-23	Jan-23	12 Mth Average	Prior Year Avg	
Orchard View																
% Occupancy	67.16%	65.87%	66.13%	67.44%	69.52%	71.79%	71.79%	65.69%	64.32%	64.70%	66.10%	64.38%	64.70%	63.37%	66.48%	64.63%
Medicaid%	71.64%	73.31%	71.50%	69.62%	69.94%	68.43%	68.43%	71.15%	67.40%	66.28%	71.79%	63.04%	64.70%	64.70%	68.89%	67.89%
Medicare%	10.65%	6.39%	6.88%	5.29%	9.69%	11.59%	9.11%	9.11%	9.09%	10.10%	13.03%	12.81%	10.10%	9.52%	9.54%	10.33%
Private %	8.75%	10.31%	10.94%	11.15%	9.95%	10.38%	12.52%	14.11%	13.71%	12.85%	12.71%	16.02%	13.77%	13.77%	12.09%	11.88%
Hospice %	5.15%	4.60%	5.70%	7.49%	6.71%	5.23%	4.69%	5.51%	5.86%	5.87%	0.00%	5.64%	5.65%	5.63%	5.63%	7.08%
ADV %	3.72%	5.19%	4.99%	6.46%	3.72%	4.36%	2.53%	3.75%	3.93%	4.92%	2.46%	1.59%	2.37%	3.85%	3.85%	2.81%
Daily Medicare and ADV Census	19.32	15.26	15.70	15.84	18.64	22.91	15.29	18.07	16.90	19.44	20.49	18.71	16.90	15.06	17.82	17.03
Employment (Full Time Equivalents)	182.60	187.28	175.35	176.68	178.19	169.66	167.04	168.33	169.52	166.73	166.53	169.20	180.11	173.17	175.21	175.21
Ridgcrest																
% Occupancy	35.79%	31.07%	35.37%	36.41%	32.70%	29.05%	31.64%	32.74%	29.95%	29.57%	28.99%	31.12%	29.57%	29.95%	31.00%	28.26%
Medicaid%	53.22%	54.32%	52.81%	47.05%	42.35%	49.07%	48.18%	50.91%	52.58%	45.70%	49.14%	34.15%	44.10%	44.10%	47.97%	40.10%
Medicare%	7.51%	12.97%	16.85%	20.38%	17.86%	24.07%	21.67%	23.15%	16.28%	23.12%	19.21%	22.13%	22.18%	22.18%	18.77%	22.81%
Private %	28.54%	0.00%	22.92%	3.80%	3.66%	3.31%	1.70%	19.39%	23.21%	21.37%	24.20%	24.86%	23.85%	23.85%	23.19%	25.60%
Hospice %	0.00%	0.00%	3.85%	3.80%	3.66%	3.31%	1.70%	0.00%	2.05%	4.03%	0.00%	3.85%	3.97%	3.97%	2.33%	4.59%
ADV %	10.73%	5.16%	3.48%	9.92%	14.32%	6.88%	3.64%	6.55%	5.90%	5.78%	7.42%	15.03%	5.90%	5.90%	7.75%	6.90%
Daily Medicare and ADV Census	5.49	5.00	6.03	8.68	8.83	5.74	8.32	8.17	5.58	7.16	6.49	9.72	7.06	7.06	7.10	7.07
Employment (Full Time Equivalents)	37.42	38.24	31.66	31.45	34.18	34.24	32.69	34.42	34.91	34.29	34.43	35.01	36.89	34.60	34.60	35.59
Mitsogee Manor																
% Occupancy	51.37%	52.24%	52.45%	52.65%	52.21%	50.53%	50.25%	50.61%	52.19%	52.25%	53.80%	55.10%	53.83%	53.83%	52.34%	54.29%
Medicaid%	88.82%	89.38%	89.95%	87.80%	87.07%	87.13%	88.50%	90.49%	89.25%	89.40%	96.02%	92.05%	88.17%	89.52%	89.52%	89.95%
Medicare%	2.98%	2.98%	2.69%	3.38%	3.55%	4.85%	4.68%	2.65%	2.14%	1.66%	1.62%	1.37%	1.13%	1.13%	2.06%	2.06%
Private %	1.99%	1.99%	0.97%	1.94%	1.95%	1.01%	1.02%	1.01%	2.59%	2.87%	2.36%	-0.10%	2.84%	2.72%	1.66%	1.66%
Hospice %	5.64%	5.92%	6.10%	7.23%	7.43%	6.58%	5.70%	5.85%	6.02%	6.07%	6.00%	6.28%	6.85%	6.85%	5.53%	5.53%
ADV %	0.58%	0.00%	0.29%	0.16%	0.00%	0.42%	0.00%	0.00%	0.00%	0.00%	0.00%	0.46%	1.01%	0.23%	0.23%	0.80%
Daily Medicare and ADV Census	3.58	2.81	3.07	3.55	3.63	5.23	4.61	2.63	2.19	1.73	1.71	1.83	2.25	2.99	3.09	3.09
Employment (Full Time Equivalents)	150.43	150.43	139.29	134.87	136.52	123.69	122.66	119.67	114.88	116.09	117.23	125.47	130.44	128.85	128.85	128.52

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

	Orchard View	Home Office	Ridgecrest	Muscogee Manor	Total Nursing Home	Cobis PCH	Muscogee Home Health	River Mill	Consolidated
BALANCE SHEET									
Cash	\$ 5,762,866	\$ -	\$ 7,828,929	\$ 5,987,880	\$ 19,579,675	\$ 22,278	\$ 284,877	\$ 2,861,836	\$ 22,748,666
Other Current Assets	3,134,488	-	440,411	2,396,605	5,971,505	1,368	4,044	-	5,976,917
Intercompany Balances	17,802,092	-	(734,321)	(7,441,543)	9,626,228	(6,386,177)	(2,317,532)	(922,519)	-
Noncurrent Assets	35,628,709	-	34,843,716	9,064,516	79,536,941	152,259	83,642	564,920	80,337,762
Total Assets	\$ 62,328,155	\$ -	\$ 42,378,735	\$ 10,007,459	\$ 114,714,349	\$ (6,210,272)	\$ (1,944,969)	\$ 2,504,237	\$ 109,063,345
Current Liabilities	\$ 1,707,253	\$ -	\$ 436,786	\$ 907,718	\$ 3,051,757	\$ -	\$ 148	\$ 71	\$ 3,051,976
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	21,153,986	-	28,980,696	-	50,134,682	-	-	-	50,134,682
Total Liabilities	33,811,544	-	33,464,660	7,658,505	74,934,709	360,100	450,816	71	75,745,696
Fund Balance	28,516,611	-	8,914,075	2,348,954	39,779,640	(6,570,372)	(2,395,785)	2,504,166	33,317,649
Total Liabilities and Fund Balance	\$ 62,328,155	\$ -	\$ 42,378,735	\$ 10,007,459	\$ 114,714,349	\$ (6,210,272)	\$ (1,944,969)	\$ 2,504,237	\$ 109,063,345
INCOME STATEMENT									
Revenue	\$ 1,613,136	\$ 39,333	\$ 426,154	\$ 1,171,451	\$ 3,250,074	\$ 6,000	\$ -	\$ -	\$ 3,256,074
Operating Expenses	1,466,749	183,115	406,911	1,116,496	3,173,271	606	468	71	3,174,416
Net Profit (Loss) before Noncash expense	146,387	(143,782)	19,243	54,955	76,803	5,394	(468)	(71)	81,658
Provision for Bad debts	-	-	-	-	-	-	-	-	-
Interest expense	(45,243)	-	(79,664)	-	(124,907)	-	-	-	(124,907)
Depreciation and Amortization	(86,306)	-	(95,354)	(10,212)	(191,872)	(377)	-	-	(192,249)
Current Month Income (loss)	\$ 14,838	\$ (143,782)	\$ (155,775)	\$ 44,743	\$ (239,976)	\$ 5,017	\$ (468)	\$ (71)	\$ (235,498)
YTD Income (loss)	\$ 1,297,673	\$ (897,921)	\$ (1,536,828)	\$ 165,084	\$ (971,992)	\$ 10,229	\$ 285,153	\$ (818)	\$ (677,428)
Monthly Net Income (loss)	\$ 14,838	\$ (143,782)	\$ (155,775)	\$ 44,743	\$ (239,976)	\$ 5,017	\$ (468)	\$ (71)	\$ (235,498)
Add: Depreciation	86,306	-	95,354	10,212	191,872	377	-	-	192,249
Add: Interest Expense	45,243	-	79,664	-	124,907	-	-	-	124,907
Less: Monthly bond payment	(130,329)	-	(146,894)	-	(277,223)	-	-	-	(277,223)
Less: Property & Equipment Additions	-	-	-	-	-	-	-	-	-
Net Cash Flow	\$ 16,058	\$ (143,782)	\$ (127,651)	\$ 54,955	\$ (200,470)	\$ 5,394	\$ (468)	\$ (71)	\$ (195,565)