

MINUTES OF MEETING  
OF THE  
HOSPITAL AUTHORITY OF COLUMBUS, GEORGIA

August 25, 2020

A regularly scheduled meeting of the Hospital Authority of Columbus, Georgia (HAC) was held at 11:00 a.m. on Tuesday, August 25, 2020. The meeting was held by conference call and Zoom due to the COVID-19 Pandemic. A notice was emailed to each member. 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 on Monday, August 24, 2020. Participating in the conference call meeting were Chairman, Ernie Smallman, Vice Chairman, Sarah Lang, Betty Tatum, Mike Welch, Dr. John Kingsbury, Susan McKnight and Warner Kennon. Cynthia Jordan and Jennings Chester were excused.

Frank Morast, President, Britt Hayes, Vice President, Rick Alibozek, CFO and Kenneth M. Henson, Jr., Secretary/Attorney also participated in the conference call meeting.

INVOCATION AND WELCOME

Chairman, Ernie Smallman called the meeting to order. He welcomed everyone to the meeting. Britt Hayes gave an invocation.

DETERMINATION OF QUORUM

Chairman, Ernie Smallman presided and determined that there was a quorum.

MINUTES

The Board Minutes from the July 28, 2020 Board Meeting were reviewed and on motion made by Mike Welch and seconded by Dr. John Kingsbury the July 28, 2020 Minutes were unanimously approved by the Board.

BOARD BUSINESS

Secretary, Kenneth M. Henson, Jr. announced there was no Board business and turned the meeting over to CEO, Frank Morast, to give the President's Report.

PRESIDENT'S REPORT

CEO Frank Morast gave the President's Report.

**Construction Report / Ridgecrest:** Frank reported the Ridgecrest nursing home is nearing its completion. They are making changes to furniture and equipment and it is being installed. Once the

occupancy certificate is issued, an additional certificate or approval will be needed from the State of Georgia and the Fire Marshal.

**State Infection Control Surveys:** There has been additional State Infection Control Survey at Orchard View. There were no deficiencies or issues as a result of the survey. The issues raised with the prior State Infection Control Survey at Azalea Trace have been corrected. Azalea Trace is back in full compliance.

**Bibb Mill:** The Brownfield cleanup continues at the old Bibb Mill site. The dirt and concrete that is contaminated is being removed. New dirt is being added. It is taking longer to complete this remediation because they have to continually test the dirt and wait on results before dirt can be left in place. Once the cleanup has been completed, the entire property will be free of any environmental problems that anyone would have to address in the future.

**Audit:** The year end audit started in July and they expect to have a report at the October meeting.

**COVID-19:** Britt Hayes gave a report on the recent testing and the status of COVID-19 at HAC homes. Currently there are only 2 residents that are testing positive for COVID-19. This was the lowest since April 16, 2020 when there were 4 residents that tested positive. Hopefully, these 2 residents will test negative soon. It has now been nine weeks since they had a new case at Azalea Trace, five weeks since they had a case at Orchard View and ten weeks since there has been a new case at Muscogee Manor.

Last week, all of the staff were tested. There were only 2 positives at Muscogee Manor, 2 at Orchard View and none at Azalea Trace. This resulted in a .075% rate of infection. When they determined there were 4 staff members that had tested positive, they then tested the wings where these employees worked. They are waiting on these results.

The new rapid test, Antigen machine, had been delivered at Orchard View. Azalea Trace received a machine today. Muscogee Manor should receive one shortly. These machines are 85% accurate. If someone has symptoms and does not test positive, then they do an additional test. The advantage of this new machine is that it gives the results in 15 minutes and allows everyone to know quickly if there is a positive case.

Dr. Kingsbury noted that it was an incredible result for the HAC to have accomplished everything that it had done with staff and residents since the pandemic began and since testing began in April. Frank informed the Board that in the Fall they may look at adjusting some of the pay or giving bonuses based on these results.

#### CFO REPORT

Rick Alibozek gave the Statistical Report and the Financial Report. A copy of the Statistical Report and Financial Report was emailed to each Board Member. An article from McKnight's Long-term Care News was also distributed. Nationwide, nursing homes are experiencing a 10% decline in their census. Hospitals are down an average of 10%. Orchard View has dropped 14% because it has a rehabilitation wing, and no one has been doing elective surgeries to need the rehabilitation wing.

Orchard View's revenue is down \$100,000 per month. Some of the stimulus money will be used to compensate for these losses. A new payment should be received to offset specific COVID-19 testing costs and other COVID-19 related direct expenses. HAC expects to receive \$500,000 to help cover these costs.

The HAC remains in excellent financial condition with over \$26,000,000 in cash. They are still collecting receivables.

Rick reported that the audit will be ready as soon as the City provided the pension information. He was optimistic that they would have this information and have the audit report in for the October meeting.

#### STATISCAL REPORT

Attached to these Minutes is the FY 2020 YTD Statistical Report Year Ended June 30, 2021.

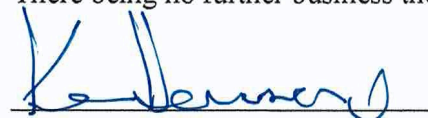
#### FINANCIAL REPORT

Attached to these Minutes is the Hospital Authority of Columbus Consolidated Summary Report Month Ended July 31, 2020.

#### NEXT MEETING

The next meeting will be Tuesday, September 29, 2020.

There being no further business the meeting was adjourned.



KENNETH M. HENSON, JR.  
Secretary



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ERNEST SMALLMAN, IV.  
Chairman



HOSPITAL AUTHORITY OF COLUMBUS  
 FY 2020 YTD Statistical Report  
 Year Ended June 30, 2021

	June	May	Apr	Mar	Feb	Jan	Dec	Nov	Oct	Sept	August	July	Average	Prior Year
<b>Orchard View</b>														
% Occupancy												68.35%	68.35%	82.91%
Medicaid%												81.97%	81.97%	72.34%
Medicare%												9.34%	9.34%	12.64%
Private %												5.57%	5.57%	9.24%
Hospice %												2.60%	2.60%	3.80%
ADV %												0.52%	0.52%	1.98%
Daily Medicare and ADV Census												13.48	13.48	24.41
Employment (Full Time Equivalents)												232.81	232.81	238.30
<b>Azalea Trace</b>														
% Occupancy												62.35%	62.35%	77.71%
Medicaid%												94.83%	94.83%	92.05%
Medicare%												3.71%	3.71%	5.54%
Private %												1.46%	1.46%	0.18%
Hospice %												0.00%	0.00%	2.11%
ADV %												0.00%	0.00%	0.11%
Daily Medicare and ADV Census												2.55	2.55	4.81
Employment (Full Time Equivalents)												73.84	73.84	80.89
<b>Muscogee Manor</b>														
% Occupancy												55.29%	55.29%	64.58%
Medicaid%												75.19%	75.19%	83.01%
Medicare%												19.90%	19.90%	7.96%
Private %												0.93%	0.93%	1.65%
Hospice %												3.23%	3.23%	5.90%
ADV %												0.75%	0.75%	1.88%
Daily Medicare and ADV Census												19.42	19.42	10.55
Employment (Full Time Equivalents)												143.95	143.95	153.86
<b>Muscogee Home Health</b>														
Employment (Full Time Equivalents)												10.05	10.05	10.63

**HOSPITAL AUTHORITY OF COLUMBIUS  
CONSOLIDATED SUMMARY REPORT  
MONTH ENDED JULY 31, 2020**

	Orchard View	Home Office	Azalea Trace	Muscogee Manor	Total Nursing Home	Cobbis PCH	Muscogee Home Health	River Mill	Consolidated
<b>BALANCE SHEET</b>									
Cash	\$ 9,184,301	\$ -	\$ 9,423,148	\$ 7,475,872	\$ 26,083,321	\$ 5,241	\$ 106,216	\$ 702,507	\$ 26,897,285
Other Current Assets	1,201,690	-	806,238	1,414,571	3,422,499	2,779	141,929	2,045	3,569,752
Intercompany Balances	22,179,541	-	2,252,812	(13,074,596)	11,357,757	(6,292,138)	(1,693,361)	(3,372,238)	-
Noncurrent Assets	35,735,911	-	38,592,534	7,754,380	82,082,825	170,236	129,170	3,391,303	85,773,534
<b>Total Assets</b>	<b>\$ 68,301,443</b>	<b>\$ -</b>	<b>\$ 51,074,732</b>	<b>\$ 3,570,227</b>	<b>\$ 122,946,402</b>	<b>\$ (6,113,882)</b>	<b>\$ (1,316,066)</b>	<b>\$ 723,617</b>	<b>\$ 116,240,071</b>
Current Liabilities	\$ 963,196	\$ -	\$ 1,922,189	\$ 666,197	\$ 3,551,582	\$ 32	\$ 47,319	\$ -	\$ 3,598,933
Non-current Liabilities (excluding bonds)	9,015,209	-	3,789,852	5,547,708	18,352,769	369,852	570,397	-	19,292,998
Bonds Payable	26,947,957	-	31,230,721	-	58,178,678	-	-	-	58,178,678
<b>Total Liabilities</b>	<b>36,926,362</b>	<b>-</b>	<b>36,942,762</b>	<b>6,213,905</b>	<b>80,083,029</b>	<b>369,864</b>	<b>617,716</b>	<b>-</b>	<b>81,070,609</b>
Fund Balance	31,375,081	-	14,131,970	(2,643,678)	42,863,373	(6,483,746)	(1,933,782)	723,617	35,169,462
<b>Total Liabilities and Fund Balance</b>	<b>\$ 68,301,443</b>	<b>\$ -</b>	<b>\$ 51,074,732</b>	<b>\$ 3,570,227</b>	<b>\$ 122,946,402</b>	<b>\$ (6,113,882)</b>	<b>\$ (1,316,066)</b>	<b>\$ 723,617</b>	<b>\$ 116,240,071</b>
<b>INCOME STATEMENT</b>									
Revenue	\$ 1,251,538	\$ 41,195	\$ 683,606	\$ 1,069,493	\$ 3,045,832	\$ 848	\$ 68,200	\$ 23,845	\$ 3,138,725
Operating expenses	1,028,385	154,611	555,844	1,021,441	2,760,281	10,602	88,815	1,022	2,860,720
<b>Net Profit (Loss) before Noncash expense</b>	<b>223,153</b>	<b>(113,416)</b>	<b>127,762</b>	<b>48,052</b>	<b>285,551</b>	<b>(9,754)</b>	<b>(20,615)</b>	<b>22,823</b>	<b>278,005</b>
Provision for bad debts	(11,731)	-	(6,975)	(17,086)	(35,792)	-	-	-	(35,792)
Interest expense	(68,239)	-	-	-	(68,239)	-	-	-	(68,239)
Depreciation and Amortization	(86,800)	-	(229)	(14,775)	(101,804)	(377)	-	(7,620)	(109,801)
<b>Current Month Income (loss)</b>	<b>\$ 56,383</b>	<b>\$ (113,416)</b>	<b>\$ 120,558</b>	<b>\$ 16,191</b>	<b>\$ 79,716</b>	<b>\$ (10,131)</b>	<b>\$ (20,615)</b>	<b>\$ 15,203</b>	<b>\$ 64,173</b>
<b>YTD Income (loss)</b>	<b>\$ 56,383</b>	<b>\$ (113,416)</b>	<b>\$ 120,558</b>	<b>\$ 16,191</b>	<b>\$ 79,716</b>	<b>\$ (10,131)</b>	<b>\$ (20,615)</b>	<b>\$ 15,203</b>	<b>\$ 64,173</b>