

MINUTES OF MEETING  
OF THE  
HOSPITAL AUTHORITY OF COLUMBUS, GEORGIA  
September 29, 2020

A regularly scheduled meeting of the Hospital Authority of Columbus, Georgia (HAC) was held at 11:00 a.m. on Tuesday, September 29, 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, September 28, 2020. Participating in the conference call meeting were Chairman, Ernie Smallman, Vice Chairman, Sarah Lang, Betty Tatum, Warner Kennon, Cynthia Jordan and Jennings Chester. Mike Welch, Dr. John Kingsbury and Susan McKnight were excused.

Frank Morast, President, and 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 every one to the meeting. Betty Tatum gave a lovely prayer.

DETERMINATION OF QUORUM

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

MINUTES

The Board Minutes from the August 25, 2020 Board Meeting were reviewed and on motion made by Sarah Lang and seconded by Betty Tatum the August 25, 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 in its final stages of completion. The address is 8329 Stevens Lane. The roads have been installed. Landscaping has started. They are still ahead of schedule. Furniture has been delivered. Pictures are being hung. Frank was

LKH

optimistic that the final Fire Marshal inspection would be completed at the end of the week and they would have a punch list to work through. It will open soon.

**Azalea Trace:** Azalea Trace was not in compliance for inspection control. There was a revisit inspection and Azalea Trace is now in compliance.

**Bibb Mill:** The Brownfield cleanup at the old Bibb Mill site has been completed. All remediation has been done, and the HAC should be getting a clean environmental report.

**Insurance Renewals:** All of the insurance policies other than health insurance policy came up for renewal 10/1/2020. All carriers wanted to exclude COVID-19. The HAC had a claims made policy so they submitted every person and resident who had tested positive as a potential claim. Georgia now has a statute that makes it very difficult for anyone to recover for a COVID-19 claim. HAC agreed to limit potential COVID-19 claims under the new insurance policy, and this made it easier to renew. The new policy will have a COVID-19 exception after 9/30/2020. All of the claims reported before 9/30/2020 would have coverage if there is a need for coverage.

The HAC also renewed their property coverage on all facilities. They were able to add Ridgecrest at the same rating as Orchard View and the increased premium was not significant. The insurance premium for the Bibb Event Centre went up 12% which was unusual when it was really not being used.

**Cobis Building:** Cobis closed at the end of July. Frank is looking for other options. The current carrying costs are less than operating costs.

**Audit:** The yearend audit should be ready at the next Board meeting. The City has now provided the pension information and the HAC auditors are using this information to complete their report. A draft report should be sent out before the next meeting.

**COVID-19:** HAC is testing at each facility once a week. They test one day at Muscogee Manor, another day at Orchard View and then at Azalea Trace. This has helped them be very successful in keeping COVID-19 to a minimum.

KWH

### 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.

Rick reported it continues to be a challenging time for healthcare. The HAC is strong. It has a \$26,600,000 position which allows them to continue to make its bond payments.

Occupancy is down 10-15% since COVID-19 hit around March 20, 2020. They are now starting to see a slight increase in occupancy and hopefully this will continue. The HAC has been able to recover a lot of the costs related to COVID-19. For example, medical waste costs at Muscogee Manor alone increased from \$4,000 a month to \$15,000. They have added thermal scanners that do facial recognition. Some of these costs are being made up with the COVID-19 payment from the federal government.

### 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 August 31, 2020.

### NEXT MEETING

The next meeting will be Tuesday, October 26, 2020.

There being no further business the meeting was adjourned.



KENNETH M. HENSON, JR.  
Secretary



ERNEST SMALLMAN, IV.  
Chairman

HOSPITAL AUTHORITY OF COLUMBIAS  
 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											67.65%	68.35%	68.00%	82.81%
Medicaid											77.48%	81.97%	79.72%	72.34%
Medicare											9.44%	9.34%	9.39%	12.64%
Private %											8.13%	5.57%	7.35%	9.24%
Hospice %											2.22%	2.50%	2.41%	3.80%
ADW %											1.77%	0.57%	1.17%	1.98%
Daily Medicare and ADW Census											15.09	23.48	14.28	24.41
Employment (Full Time Equivalents)											213.65	230.83	223.23	238.30
<b>Asalus Trace</b>														
% Occupancy											80.54%	62.35%	51.65%	77.71%
Medicaid											93.17%	94.83%	94.00%	91.75%
Medicare											5.05%	3.71%	4.38%	5.54%
Private %											1.49%	1.46%	1.48%	0.18%
Hospice %											0.25%	0.00%	0.15%	3.11%
ADW %											0.00%	0.00%	0.00%	0.11%
Daily Medicare and ADW Census											3.38	2.55	2.97	4.81
Employment (Full Time Equivalents)											63.02	73.84	68.43	80.89
<b>Massena Manor</b>														
% Occupancy											53.53%	55.29%	54.41%	64.58%
Medicaid											86.07%	75.19%	80.63%	83.01%
Medicare											30.48%	19.30%	15.30%	7.96%
Private %											0.00%	0.93%	0.47%	1.65%
Hospice %											2.41%	3.22%	2.82%	5.07%
ADW %											1.03%	0.75%	0.89%	1.88%
Daily Medicare and ADW Census											10.49	15.47	14.56	10.55
Employment (Full Time Equivalents)											136.26	143.95	140.11	153.86
<b>Montclair Hoche Health</b>														
Employment (Full Time Equivalents)											10.97	30.06	10.08	30.61

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

**BALANCE SHEET**

	Orchard View	Home Office	Azalea Trace	Microcogne Manor	Total Nursing Home	Cobles PCH	Microcogne Home Health	River Mill	Consolidated
Cash	\$ 9,310,634	\$ -	\$ 8,770,672	\$ 7,706,815	\$ 25,796,121	\$ 24,461	\$ 67,954	\$ 734,637	\$ 26,613,173
Other Current Assets	1,362,437	-	959,423	1,451,310	3,733,170	967	174,686	1,022	3,929,255
Intercompany Balances	72,237,564	-	2,243,298	(13,077,459)	11,363,403	(6,317,136)	(1,694,027)	(3,372,238)	-
Noncurrent Assets	35,284,115	-	39,574,530	7,707,033	83,069,720	167,735	123,660	3,393,683	86,736,008
<b>Total Assets</b>	<b>\$ 88,602,742</b>	<b>\$ -</b>	<b>\$ 51,547,923</b>	<b>\$ 3,762,699</b>	<b>\$ 113,993,614</b>	<b>\$ (6,322,995)</b>	<b>\$ (1,328,087)</b>	<b>\$ 737,304</b>	<b>\$ 117,278,436</b>
Current Liabilities:									
Non-current Liabilities (excluding bonds)	\$ 1,565,335	\$ -	\$ 2,289,358	\$ 962,715	\$ 4,817,408	\$ 1,067	\$ 64,501	\$ -	\$ 4,882,976
Bonds Payable	3,744,049	-	3,679,830	5,377,152	17,011,031	969,100	546,428	-	18,707,559
	26,915,263	-	31,227,793	-	58,143,052	-	-	-	58,143,052
<b>Total Liabilities</b>	<b>\$ 37,234,647</b>	<b>\$ -</b>	<b>\$ 37,196,981</b>	<b>\$ 6,339,867</b>	<b>\$ 80,771,441</b>	<b>\$ 363,167</b>	<b>\$ 610,929</b>	<b>\$ -</b>	<b>\$ 81,743,537</b>
Fund Balance	\$ 1,448,145	-	\$ 44,300,946	\$ 12,577,568	\$ 43,221,979	\$ (6,485,162)	\$ (1,939,016)	\$ 737,304	\$ 35,534,899
<b>Total Liabilities and Fund Balance</b>	<b>\$ 38,682,792</b>	<b>\$ -</b>	<b>\$ 52,547,923</b>	<b>\$ 18,917,435</b>	<b>\$ 123,993,424</b>	<b>\$ (6,322,995)</b>	<b>\$ (1,328,087)</b>	<b>\$ 737,304</b>	<b>\$ 117,278,436</b>
<b>INCOME STATEMENT</b>									
Revenue	\$ 1,296,124	\$ 41,195	\$ 604,603	\$ 934,517	\$ 2,986,437	\$ -	\$ 63,500	\$ 23,045	\$ 3,080,182
Operating Expenses	1,093,132	362,627	543,356	965,685	2,770,891	8,627	91,823	2,738	2,876,078
Net Profit (Loss) before financial expenses	166,962	(121,462)	341,245	28,832	215,607	(8,627)	(28,323)	21,107	204,104
Provision for Bad debts	(23,853)	-	(7,775)	(80,531)	(117,159)	-	-	-	(117,159)
Interest expense	(68,259)	-	-	-	(68,259)	-	-	-	(68,259)
Depreciation and Amortization	(85,300)	-	(229)	(14,775)	(100,304)	(377)	-	(7,620)	(109,071)
<b>Current Month Income (Loss)</b>	<b>\$ (16,000)</b>	<b>\$ (121,462)</b>	<b>\$ 133,241</b>	<b>\$ (66,474)</b>	<b>\$ (71,995)</b>	<b>\$ (9,004)</b>	<b>\$ (23,923)</b>	<b>\$ 13,487</b>	<b>\$ (81,035)</b>
YTD Income (Loss)	\$ 39,483	\$ (234,870)	\$ 253,795	\$ (50,283)	\$ 8,123	\$ (18,135)	\$ (94,538)	\$ 28,490	\$ (65,662)