

BOARD MINUTES  
OF THE  
HOSPITAL AUTHORITY OF COLUMBUS, GEORGIA  
January 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, January 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 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 Dr. John Kingsbury, Warner Kennon, Jr., Chuck Hecht, Mike Welch, 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 Britt 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 October 31, 2023 Board meeting were reviewed. Chuck moved for their approval and Mike seconded the motion. The October 2023 Board Minutes were unanimously approved.

## BOARD BUSINESS

Jack welcomed Wayne Joiner as the newest member to the Board, and reported the seat occupied by Cynthia Jordan may be declared vacant. Jack asked the Board to consider potential nominees to fill the seat and to present those nominees at the February meeting. Chuck commented that the Board needs more diversity and that should be kept in mind when looking for potential nominees.

## PRESIDENT'S REPORT

Britt Hayes gave the President's report:

**Insurance Renewals:** Britt reported that HAC renewed its insurance coverage as of January 1, 2024. As a result of the renewals, HAC will save 4% on its worker's compensation policy compared to last year. Britt attributes this savings to a focus on workplace conditions in 2023 which limited the number of claims. Rick commented there were \$80,000 in claims filed in 2023 and about \$68,000 of the total was associated with a single claim by an off-the-clock employee who tripped and fell at Muscogee Manor. HAC will also see a \$75,000 savings in its healthcare coverage for 2024. Rick commented that HAC also switched Third Party Administrators effective January 1, 2024 from Hawaiian Mainland to Health Plans, Inc. According to Rick, the former TPA was not processing claims efficiently which prompted HAC to consider other options.

**Biden/CMS Staffing Mandate:** Britt reported that the Biden Administration expected about 10,000 comments regarding the proposed CMS Staffing Mandate but actually received more than 40,000. More than a hundred U.S. Representatives voiced opposition to the proposed mandate. The Administration responded by stating they will review all comments when evaluating how to revise the mandate. While the Biden Administration intends to enact the Mandate in CY 2024,

Britt does not expect the mandate to pass this year, but if it does it may end up being challenged in court. Rick commented that HAC is compliant with the terms of the proposed mandate other than the requirements associated with RNs. The Board discussed generally the staffing issues involving RNs.

**New Litigation:** Britt reported that 2024 began with HAC involved in one pending lawsuit and one new lawsuit filed in Muscogee County State Court. Britt reported that Georgia's Governor Brian Kemp continues to push tort reform, but Britt thinks the topic may not be as prevalent in 2024 because it is an election year. The proposed reforms would eliminate phantom damages and cap other damages.

**Brookstone Parcel Closing:** Britt reported that the buyer of the parcel in Brookstone backed-out of the contract in November 2023. The parcel is back on the market and Britt reminded the Board of his desire to sell the parcel to allow HAC to focus on potentially opening a new facility in south Columbus to better serve the whole community.

**New Initiatives:** Britt reported that HAC's second Administrator in Training (AIT) candidate, Tabitha Johnson, completed the program and performed very well. Britt reported further that David Askew, the Administrator at Muscogee Manor, developed the idea for Employee Councils to allow staff at Muscogee Manor to meet and discuss their collective concerns, desires, and recommendations to management. The council had its first meeting and elected a president and secretary. Britt stated the intent of the council is to give staff a voice in decisions regarding management, procedures, and products within the facility. If the council proves to be successful, Britt indicated the idea would be implemented at Ridgecrest and Orchard View, as well.

Governor Kemp is launching a new program called Worksource Georgia which is intended to help connect students with job providers. Britt reported that HAC is participating in the program.

Britt commented on his personal encounter with an individual who has a port in his abdomen for constant monitoring of his glucose levels. This encounter prompted Britt to research the topic and he discovered that Medicaid does not cover the procedure as an alternative to testing blood from finger pricks. He also discovered that Georgia only provides Medicaid coverage for pediatric care. Britt is connecting with industry representatives to bring attention to this, which is almost unique in Georgia, in an attempt to get glucose monitoring ports available for long-term care patients.

**COVID-19 Update:** Britt reported that Orchard View is in its fourth month of outbreak status. Muscogee Manor is also currently in an outbreak. Britt commented that the symptoms resemble the symptoms of a cold. Britt also stated that 38% of HAC’s residents are vaccinated, which is higher than the national average for elders in group care facilities.

**Census Update:** Britt reported the census dropped since the last meeting but has risen back to 273 residents. Britt commented that most of HAC’s residents are over the national age averages for males and females.

**Employee Retention Credit:** Rick reported that HAC continues to be under audit and is represented by FORVIS. As the latest step of the audit, FORVIS, on behalf of HAC, responded to an IRS document request on January 19, 2024. Rick indicated he is optimistic that HAC’s Employee Retention Credit will be at least partially granted and that HAC is prepared to appeal any negative rulings.

**Accolades:** Britt reported that U.S. News and World Report named Ridgecrest as a “Best Nursing Home of 2024 (5 Stars).” The “Best Nursing Home” badge is on HAC’s website for Ridgecrest. Chuck suggested that the award should be shared with City Council.

Britt informed the Board that HAC's own Jennifer Kelley was nominated for a state award and she won by being named the "Emergency Preparedness Champion of the Year for Georgia." Britt shared some of the comments about Jennifer which were announced at the award ceremony. Britt reiterated Jennifer's performance and the appropriateness of the distinction for her. He also shared that Jennifer took vacation time and paid her own way to achieve various certifications to improve her own abilities.

**Miscellaneous:** Britt reported that he submitted Orchard View and Muscogee Manor for consideration of the Silver Quality Award to build on their Bronze Quality Awards which were achieved in 2023. Britt also read a letter to the Board from a family member of a former resident who recently passed away. In the letter, the family member thanks Britt, HAC, and various staff members for their dedication to the former resident.

Britt informed the Board that the holiday BBQ was successful but was unfortunately closed to outside visitors due to the outbreak status at Orchard View.

Dr. Kingsbury asked about Board meetings taking place at other facilities. Britt asked the Board if it would prefer to meet at Ridgecrest for the February meeting and the Board unanimously agreed. Britt stated the next meeting would be held at Ridgecrest and asked that everyone park in the back of the campus where the meeting spaces are located and where more parking should be available.

Sarah commented that Representative Richard Smith passed away this morning and suggested that Britt should write a condolence letter on behalf of HAC, and Britt agreed.

Rick reported that both census and staffing numbers are holding steady. Two of HAC's three facilities profited in 2023. Rick commented that Ridgecrest needs a census of 45-50 to break

even. Rick also stated that he was seeing the savings created by the refinancing of the bonds in 2023 and stated generally that HAC is in a strong financial position.

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 December 31, 2023.

NEXT MEETING

The next meeting will be Tuesday, February 27, 2024 at Ridgecrest.

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  
 CONSOLIDATED SUMMARY REPORT  
 MONTH ENDED DECEMBER 31, 2023

	Orchard View	Home Office	Ridgecrest	Muscogee Manor	Total Nursing Home	Cobbs PCH	Muscogee Home Health	River Mill	Consolidated
<b>BALANCE SHEET</b>									
Cash	\$ 5,516,839	\$ -	\$ 7,817,776	\$ 6,880,558	\$ 20,215,173	\$ 16,278	\$ 285,447	\$ 2,851,906	\$ 23,378,804
Other Current Assets	2,904,374	-	386,920	2,204,604	5,495,898	1,974	4,304	-	5,502,176
Intercompany Balances	18,337,126	-	(532,279)	(8,178,409)	9,626,438	(6,386,177)	(2,317,743)	(922,518)	-
Noncurrent Assets	35,894,864	-	35,252,221	9,074,728	80,221,813	152,636	83,642	564,920	81,023,011
<b>Total Assets</b>	<b>\$ 62,653,203</b>	<b>\$ -</b>	<b>\$ 42,924,638</b>	<b>\$ 9,981,481</b>	<b>\$ 115,559,322</b>	<b>\$ (6,215,289)</b>	<b>\$ (1,944,350)</b>	<b>\$ 2,504,308</b>	<b>\$ 109,903,991</b>
Current Liabilities	\$ 1,809,433	\$ -	\$ 802,200	\$ 847,268	\$ 3,458,901	\$ -	\$ 300	\$ 71	\$ 3,459,272
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	21,187,260	-	28,983,667	-	50,170,927	-	-	-	50,170,927
<b>Total Liabilities</b>	<b>33,946,998</b>	<b>-</b>	<b>33,833,045</b>	<b>7,598,055</b>	<b>75,378,098</b>	<b>360,100</b>	<b>450,968</b>	<b>71</b>	<b>76,189,237</b>
Fund Balance	28,706,205	-	9,091,593	2,383,426	40,181,224	(6,575,389)	(2,395,318)	2,504,237	33,714,754
<b>Total Liabilities and Fund Balance</b>	<b>\$ 62,653,203</b>	<b>\$ -</b>	<b>\$ 42,924,638</b>	<b>\$ 9,981,481</b>	<b>\$ 115,559,322</b>	<b>\$ (6,215,289)</b>	<b>\$ (1,944,350)</b>	<b>\$ 2,504,308</b>	<b>\$ 109,903,991</b>
<b>INCOME STATEMENT</b>									
Revenue	\$ 1,627,854	\$ 39,333	\$ 319,153	\$ 1,137,852	\$ 3,124,192	\$ -	\$ 10,200	\$ -	\$ 3,134,392
Operating Expenses	1,368,378	180,486	366,380	1,077,559	2,992,803	606	700	71	2,994,180
<b>Net Profit (Loss) before Noncash expense</b>	<b>259,476</b>	<b>(141,153)</b>	<b>(47,227)</b>	<b>60,293</b>	<b>131,389</b>	<b>(606)</b>	<b>9,500</b>	<b>(71)</b>	<b>140,212</b>
Provision for Bad debts	-	-	-	-	-	-	-	-	-
Interest expense	(49,913)	-	(79,664)	-	(129,577)	-	-	-	(129,577)
Depreciation and Amortization	(86,303)	-	(95,354)	(10,212)	(191,869)	(377)	-	-	(192,246)
<b>Current Month Income (loss)</b>	<b>\$ 123,260</b>	<b>\$ (141,153)</b>	<b>\$ (222,245)</b>	<b>\$ 50,081</b>	<b>\$ (190,057)</b>	<b>\$ (983)</b>	<b>\$ 9,500</b>	<b>\$ (71)</b>	<b>\$ (181,611)</b>
<b>YTD Income (loss)</b>	<b>\$ 1,282,835</b>	<b>\$ (754,139)</b>	<b>\$ (1,360,592)</b>	<b>\$ 199,552</b>	<b>\$ (632,344)</b>	<b>\$ 5,212</b>	<b>\$ 285,794</b>	<b>\$ (747)</b>	<b>\$ (342,085)</b>
Monthly Net Income (loss)	\$ 123,260	\$ (141,153)	\$ (222,245)	\$ 50,081	\$ (190,057)	\$ (983)	\$ 9,500	\$ (71)	\$ (181,611)
Add: Depreciation	86,303	-	95,354	10,212	191,869	377	-	-	192,246
Add: Interest Expense	(49,913)	-	(79,664)	-	(129,577)	-	-	-	(129,577)
Less: Monthly bond payment	(130,329)	-	(146,894)	-	(277,223)	-	-	-	(277,223)
Less: Property & Equipment Additions	-	-	-	(56,707)	(56,707)	-	-	-	(56,707)
<b>Net Cash Flow</b>	<b>\$ 129,147</b>	<b>\$ (141,153)</b>	<b>\$ (194,121)</b>	<b>\$ 3,586</b>	<b>\$ (202,541)</b>	<b>\$ (606)</b>	<b>\$ 9,500</b>	<b>\$ (71)</b>	<b>\$ (193,718)</b>



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	65.87%	66.13%	67.44%	69.52%	71.79%	68.43%	69.94%	69.62%	67.44%	69.52%	71.79%	65.69%	67.74%	64.75%
Medicaid%	73.31%	71.50%	69.62%	68.43%	69.94%	68.43%	69.94%	69.62%	71.15%	68.43%	69.94%	71.15%	70.66%	67.57%
Medicare%	6.39%	6.88%	5.29%	9.69%	11.59%	9.11%	9.11%	5.29%	9.11%	9.69%	11.59%	9.11%	8.16%	10.32%
Private %	10.31%	10.94%	11.15%	9.95%	10.38%	12.52%	10.88%	10.31%	10.94%	9.95%	10.38%	12.52%	10.88%	12.21%
Hospice %	4.80%	5.70%	7.49%	6.71%	5.23%	4.69%	5.77%	4.80%	7.49%	6.71%	5.23%	4.69%	5.77%	7.03%
ADV %	5.19%	4.99%	6.46%	3.72%	4.36%	2.53%	4.54%	5.19%	6.46%	3.72%	4.36%	2.53%	4.54%	2.87%
Daily Medicare and ADV Census	15.26	15.70	15.84	18.64	22.91	15.29	17.27	15.26	15.70	15.84	18.64	22.91	17.27	17.12
Employment (Full Time Equivalents)	187.28	175.35	176.68	178.19	169.66	167.04	175.70	187.28	175.35	176.68	178.19	169.66	175.70	173.94
<b>Ridgecrest</b>														
% Occupancy	32.87%	35.32%	36.41%	32.70%	29.03%	31.64%	33.00%	32.87%	35.32%	36.41%	32.70%	29.03%	31.64%	28.46%
Medicaid%	54.37%	52.81%	47.05%	42.35%	49.07%	48.18%	48.96%	54.37%	52.81%	47.05%	42.35%	49.07%	48.18%	41.44%
Medicare%	12.97%	16.85%	17.84%	16.67%	18.81%	22.67%	18.41%	12.97%	16.85%	17.84%	16.67%	18.81%	22.67%	22.09%
Private %	27.57%	22.92%	20.78%	21.84%	24.07%	18.81%	22.67%	27.57%	22.92%	20.78%	21.84%	24.07%	18.81%	24.80%
Hospice %	0.00%	3.93%	3.80%	3.64%	3.31%	1.70%	2.73%	0.00%	3.93%	3.80%	3.64%	3.31%	1.70%	4.59%
ADV %	5.14%	3.48%	9.92%	14.32%	6.88%	7.23%	7.09%	5.14%	3.48%	9.92%	14.32%	6.88%	7.23%	7.09%
Daily Medicare and ADV Census	5.00	6.03	8.68	8.83	5.74	8.32	7.10	5.00	6.03	8.68	8.83	5.74	8.32	7.00
Employment (Full Time Equivalents)	38.24	31.66	31.45	34.18	34.24	32.69	33.74	38.24	31.66	31.45	34.18	34.24	32.69	33.48
<b>Mussogee Manor</b>														
% Occupancy	52.24%	52.45%	52.65%	52.21%	50.53%	50.25%	51.72%	52.24%	52.45%	52.65%	52.21%	50.53%	50.25%	54.26%
Medicaid%	89.38%	89.95%	87.40%	87.07%	87.13%	88.60%	88.26%	89.38%	89.95%	87.40%	87.07%	87.13%	88.60%	89.86%
Medicare%	2.74%	2.69%	3.28%	3.55%	4.85%	4.68%	3.63%	2.74%	2.69%	3.28%	3.55%	4.85%	4.68%	1.98%
Private %	1.95%	0.97%	1.94%	1.95%	1.01%	1.02%	1.47%	1.95%	0.97%	1.94%	1.95%	1.01%	1.02%	1.73%
Hospice %	5.92%	6.10%	7.22%	7.43%	6.58%	6.49%	5.61%	5.92%	6.10%	7.22%	7.43%	6.58%	6.49%	5.61%
ADV %	0.00%	0.29%	0.16%	0.00%	0.42%	0.15%	0.83%	0.00%	0.29%	0.16%	0.00%	0.42%	0.15%	0.83%
Daily Medicare and ADV Census	2.81	3.07	3.55	3.63	5.23	4.61	3.82	2.81	3.07	3.55	3.63	5.23	4.61	3.03
Employment (Full Time Equivalents)	150.43	139.29	134.87	136.52	123.69	122.86	134.61	150.43	139.29	134.87	136.52	123.69	122.86	124.26

HOSPITAL AUTHORITY OF COLUMBUS  
12 MONTH MOVING STATISTICAL REPORT

	Dec-23	Nov-23	Oct-23	Sep-23	Aug-23	Jul-23	Jun-23	May-23	Apr-23	Mar-23	Feb-23	Jan-23	Dec-22	13 Mth Average	Prior Year Avg
<b>Orchard View</b>															
% Occupancy	65.87%	66.13%	67.44%	69.52%	71.79%	71.15%	66.69%	64.92%	64.70%	66.10%	64.98%	65.17%	62.18%	66.10%	64.63%
Medicaid%	73.31%	71.50%	69.62%	69.96%	68.48%	71.15%	66.69%	67.40%	66.28%	71.79%	63.04%	64.70%	64.59%	68.35%	67.89%
Medicare%	6.39%	6.88%	5.29%	9.69%	11.59%	9.11%	8.82%	9.40%	10.18%	13.03%	12.81%	9.52%	10.61%	9.58%	10.53%
Private %	10.31%	10.94%	11.15%	9.95%	10.38%	12.52%	14.11%	13.71%	12.85%	12.71%	16.02%	13.77%	12.76%	12.45%	11.88%
Hospice %	4.80%	5.70%	7.49%	6.71%	5.23%	4.69%	5.51%	5.86%	5.87%	0.00%	6.54%	6.65%	10.48%	6.04%	7.98%
ADV %	5.19%	4.99%	6.46%	3.72%	4.36%	3.75%	3.75%	3.93%	4.92%	2.46%	1.39%	2.97%	1.85%	3.68%	2.81%
Daily Medicare and ADV Census	15.26	15.70	15.84	18.64	22.91	15.29	18.07	16.90	19.44	20.49	18.71	15.06	15.13	17.50	17.08
Employment (Full Time Equivalents)	187.28	175.35	176.68	178.19	168.66	167.04	168.33	163.52	165.73	166.53	161.20	180.11	177.36	172.77	175.21
<b>Ridgecrest</b>															
% Occupancy	32.87%	35.32%	36.41%	32.70%	29.03%	31.65%	32.74%	29.95%	29.52%	28.99%	31.12%	29.95%	27.73%	31.38%	28.26%
Medicaid%	54.12%	52.81%	47.05%	42.35%	49.07%	48.18%	50.91%	52.56%	45.70%	49.14%	34.15%	44.10%	44.60%	47.30%	40.10%
Medicare%	12.97%	16.85%	18.46%	17.84%	16.67%	27.67%	23.15%	19.39%	23.12%	19.21%	22.13%	22.18%	16.07%	19.43%	22.81%
Private %	21.57%	21.82%	20.78%	21.84%	24.07%	18.81%	19.39%	23.21%	21.37%	24.24%	24.86%	23.85%	28.39%	23.18%	25.60%
Hospice %	0.00%	3.95%	3.09%	3.64%	3.31%	1.70%	0.00%	2.05%	4.03%	0.00%	3.83%	3.97%	4.29%	2.66%	4.59%
ADV %	5.14%	3.46%	9.12%	14.32%	6.88%	3.64%	6.55%	5.90%	5.78%	7.42%	15.03%	5.90%	6.65%	7.43%	6.50%
Daily Medicare and ADV Census	5.00	6.03	4.88	8.83	5.74	8.32	8.17	5.58	7.16	6.49	9.72	7.06	5.29	7.08	7.07
Employment (Full Time Equivalents)	38.24	31.66	31.45	34.18	34.24	37.69	34.42	34.91	34.29	34.43	35.01	36.89	36.65	34.54	33.59
<b>Muscooge Manor</b>															
% Occupancy	52.24%	52.45%	52.65%	52.21%	50.53%	50.25%	50.61%	52.19%	52.25%	53.80%	55.10%	53.83%	53.18%	52.48%	54.29%
Medicaid%	85.38%	89.95%	87.40%	87.07%	87.13%	88.60%	90.49%	89.25%	89.40%	96.02%	92.03%	88.17%	90.98%	89.68%	89.85%
Medicare%	2.74%	2.65%	3.28%	3.58%	4.85%	4.68%	2.65%	2.14%	1.66%	1.62%	1.32%	1.13%	0.34%	2.51%	2.06%
Private %	1.95%	0.97%	1.94%	1.95%	1.01%	1.02%	1.01%	2.59%	2.87%	2.86%	-0.10%	2.84%	2.65%	1.77%	1.65%
Hospice %	5.92%	6.10%	7.22%	7.43%	6.58%	5.70%	5.85%	6.02%	6.07%	0.00%	6.28%	6.83%	5.97%	5.85%	5.53%
ADV %	0.00%	0.25%	0.16%	0.00%	0.42%	0.00%	0.00%	0.00%	0.00%	0.00%	0.46%	1.01%	0.09%	0.19%	0.80%
Daily Medicare and ADV Census	2.81	3.07	3.55	3.63	5.29	4.61	2.63	2.19	1.73	1.71	1.93	2.25	0.46	2.75	3.09
Employment (Full Time Equivalents)	150.43	139.29	134.87	136.52	129.69	122.86	119.62	114.88	116.09	117.23	125.47	130.44	132.62	128.00	123.52