

Marion County Hospital District

Board of Trustees Meeting Minutes

September 26, 2016 @ 5:00 p.m.

Marion County Hospital District Office
1121 SW 1st Avenue, Ocala, FL

David Cope - Chairman of the Board

Call to Order

David Cope called the September 26, 2016 regular meeting of the Marion County Hospital District Board of Trustees to order at 5:00 p.m.

Board Members Present

Larry Strack, Rich Bianculli, Ken Marino (arrived 5:10 PM), David Cope, Randy Klein and Sam McConnell, Ram Vasudevan

Board Members Absent

None

Hospital Attorneys Present

Joe Hanratty, Charles Forman

Others Present:

Debbie Cooper, Dolly Dockham, Curt Bromund, Fred Heirs, Valda Niznik, Butch Verrando, Kathy Bryant

Approval of Previous Minutes

A **Motion** was made by Sam McConnell to accept the Minutes of August 29th, September 6th and September 20th, 2016 as presented. The **Motion** was seconded by Ken Marino. With no further discussion, the motion carried unanimously.

MCHD Financial Reports, Budget vs. Actual Balance Sheet and Income Statements for August 2016

Debbie Cooper reviewed all the MCHD Financials for the month of August 2016 for the District. No substantial changes for the month of August.

A **Motion** to approve all of the MCHD Financial Reports for the month of August 2016 was made by Sam McConnell. The **Motion** was seconded by Ram Vasudevan. With no further discussion, the motion passed unanimously.

New Business

Grant Committee Update

Valda Niznik from the Marion School Board was present to give a brief overview of their progress on the Superintendent's Wellness Grant's four Process Objectives and the progress regarding the purpose and the four schools involved. They are trying to lay out a very strong foundation for the kids: Their Process Objectives are:

Objective 1: Asses all students in experimental group in the six fitness areas (aerobic capacity, body composition, muscular strength, muscular endurance and flexibility), to collect baseline data, utilizing Fitness Gram.

Objective 2: Develop a daily log for students to record their moderate to vigorous physical activity that is user friendly enough for 90% of students to complete and maintain.

Objective 3: By the end of the year, food and nutrition services will increase the variety of healthier food options offered during meal times and students will journal/log his/her consumption.

Objective 4: Utilize web-based platforms to disperse nutrition education information that will encourage students and parents to make healthier life style choices.

More healthy foods have been added to the menus of 4 schools district wide but choosing healthy foods can also be a challenging budgetary issue. Healthy breaks have also been implemented during the day for the kids. Ram would like to see more tangible and measurable outcomes about what is happening on this program. Curt and Dave will do a site visit to talk to Cherri Potter/Valda Niznik and have Cherri come to next board meeting if necessary to give a more informative report than the report Valda brought which was ~ two months old. Valda will gather more recent specific information and data on the following:

- Staff training updates
- Nutritional updates
- Baseline and additional progress data for Objectives 1, 2 & 3
- Detailed financial report
- A list of implemented examples the participating teachers are engaged in
- School demographics

Final Revised Grant RFP – the Grant RFP for 2016-2017 Grant Cycle 2.0 has been revised and is being presented for approval. The RFP was sent to Melanie at Suntrust to get the application portal ready for September 30th.

A **Motion** to approve the Grant RFP as presented was made by Rich Bianculli. The **Motion** was seconded by Ram Vasudevan. The **Motion** passed unanimously.

A **Motion** to approve the Grant Report for August 2016 was made by Sam McConnell. The **Motion** was seconded by Ram Vasudevan.

Investment Committee Update
Investment Reports

Rich Bianculli reported investments were up \$3M for the quarter, up \$12M from inception date and \$9M for the calendar year. Investments are up ~500K so far this month.

A **Motion** to approve the Investment Report for August 2016 was made by Sam McConnell. The **Motion** was seconded by Randy Klein.

Operations Committee Update
Proposed Budget

2016-2017 MCHD Final Budget –After some discussion it was agreed that the final budget be approved as presented.

A **Motion** was made by Sam McConnell to approve the MCHD Budget as presented. The **Motion** was seconded by Rich Bianculli. The **Motion** was passed unanimously.

Hospital Inspection – Butch Verrando was present to give an update on the hospital inspection. His Summary is below and overall everything looks in good shape except for the roof at TimberRidge. Butch would like to send the report on to Bill Duncan (Facilities/Construction Manager) at the hospital to review the TimberRidge report about the roof, which is in poor shape and in need of repair. The hospital is moving ahead with other repairs needed including elevators. Butch stated that the hospital seems genuinely concerned about the facility and its' appearance, the hospital staff were also very cooperative and pleasant during the inspection process.

The MRMC and Timber Ridge facilities, have both been walked and photographed by Verrando Engineering, the firm reviewed planned improvements with the facilities department, and determined that there are either active construction contracts or active plans for projects to address virtually all areas found to be of concern. This Firm witnessed active asbestos abatement activities in a number of the construction areas and has found the facilities to be generally well cared for. There have been a number of improvements in building systems to increase efficiency, such as the installation of VFD's (Variable Frequency Drives) and high efficiency motors throughout the power house, this should improve the life expectancy of the equipment, allow for reductions in electricity consumption. In general VFD's will help moderate how the entire facility operates, reducing cycles and spikes that can cause damage to sensitive systems, as well as eliminating periods of excess electrical demand substantially saving money. The electrical systems and emergency support systems appear to be in excellent condition, much of the electrical gear has recently been upgraded with each construction project. Emergency power generation is supported by 3 Cummins/Onan diesel generators and again these systems are in very good condition.

JSA Architects has completed the roof survey; this report is to be provided to the board within the next week or so. To summarize, the roofs at the MRMC facility are generally in good condition, they are made up several different roofing systems. Such as modified bitumen granular cap sheet, or rubberized sheet Carlyle or standing seam metal roofs. In some cases there

is a little mildew growth and very small amounts of standing water. The roofs are many different ages and types, but all are generally in good condition. None of this should be of concern.

Vertical Assessment Associates, LLC (VAA) has completed the elevator survey, keeping in mind that facilities already has scheduled replacement of all of the older elevators and equipment (about 15 systems), there were no surprises. There are a number of housekeeping related things that were cited by VAA, it was also pointed out that a number of the cable systems no longer provided adequate lubrication to the cables, which means the cable system needs to be replaced. VAA pointed out a couple of instances of contactors with contacts that were degrading as well as seals and gaskets that appeared to be near the end of their lives. But again, facility's has an active replacement and upgrade plan for the next few years where these deficiencies will be dealt with.

Timber Ridge is a much newer and smaller facility; many of the systems there are original, with no real need to make improvements. This Firm found the chillers and emergency generator to be in good condition, with most of the air handlers in good to very good condition. The boilers (used for steam heat) are in very good condition, and all fire mains appear to be in very good condition. The building is clean and generally neat. It may also be noted that TR appears to be underutilized in that there is a portion of the building that is not being used except as a warehouse.

JSA Architects has provided a roof assessment that should be cause for concern to the facilities department. The roof is a modified bitumen cap sheet and the age is assumed to be original, however the roof has multiple patches, with blisters and is retaining water. JSA is recommending that the roof be replaced immediately, and I am not aware that this roof is scheduled for work.

Vertical Assessment Associates has provided the assessment of the Timber Ridge elevators. There are two Thyssen elevators, the main public service elevator in the lobby is in fair condition, and the other elevator located towards the middle of the building, is primarily used for staff, VAA is listing it as good condition.

Kathy Bryant suggested drafting a letter from the district to go with the report to make sure the repairs get done, Curt will draft the letter. Kathy Bryant would also like a summary of the report sent to her office, Butch Verrando will get a copy to her office.

Sam McConnell commended Butch on an excellent inspection job and a well done report.

A **Motion** was made by Sam McConnell for the District to share the full hospital report with CHS along with a letter from the District stating that we are aware of the repairs needed and hope that CHS will address the issues. The **Motion** was seconded by Randy Klein. The **Motion** passed unanimously.

Other/Legal Matters

Amendment to Lease – Joe Hanratty drafted a lease amendment letter and met with Bob Moore and their legal counsel to discuss the Third Amendment to the Lease which involves the release of the escrow. The Amendment was fully executed and signed by CHS.

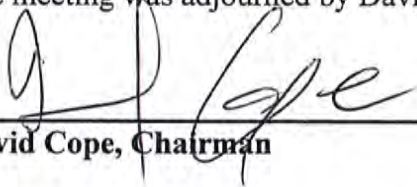
Heart of Florida (HOF) – Kathy Bryant discussed the financial issues that the Heart of Florida is having and asked the trustees to review and consider helping to fund their needs to help keep people out of the Emergency Department. HOF usually gets 964K a year from the Health Dept., the Health Department can cover their cost this year and then funding will be reduced 20% over the next 5 years. The County can no longer help with the cost either, Ocala Regional has also cut their funds to HOF and MRMC/CHS has only one more year of obligatory funds to HOF. Curt and Dave will follow up with HOF about their financial issues.

Public Comment

None

Adjournment

The meeting was adjourned by David Cope at 6:11 p.m.



David Cope, Chairman