



HEALTH CARE DISTRICT BOARD MEETING AGENDA

April 3, 2025

Embassy Suites

4350 PGA Boulevard

Palm Beach Gardens, FL 33410

1. Call to Order – Carlos Vidueira, Chair

- A. Roll Call
- B. Invocation
- C. Pledge of Allegiance
- D. Affirmation of Mission: The mission of the Health Care District of Palm Beach County is to be the health care safety net for Palm Beach County. Our vision is meeting changes in health care to keep our community healthy.

2. Agenda Approval

- A. Additions/Deletions/Substitutions
- B. Motion to Approve Agenda

3. Awards, Introductions and Presentations

- A. 2025 Legislative Session Update
(Weesam Khoury & Maxine Sonnenschein)

4. Disclosure of Voting Conflict

5. Public Comment

6. Meeting Minutes

- A. **Staff Recommends a MOTION TO APPROVE:**
Board Meeting Minutes of March 12, 2025 [Pages 1-6]



7. Consent Agenda – Motion to Approve Consent Agenda Items

A. HEALTH CARE DISTRICT

7A-1 RECEIVE AND FILE:

April 2025 Internet Posting of District Public Meeting

<https://www.hcdpbc.org/EventViewTrainingDetails.aspx?Bck=Y&EventID=344&m=0|0&DisplayType=C>

7A-2 RECEIVE AND FILE:

Health Care District Board Attendance [Page 7]

8. Regular Agenda

A. HEALTH CARE DISTRICT

8A-1 Staff Recommends MOTION TO APPROVE:

Atlantis Purchase (Candice Abbott) [Pages 8-9]

8A-2 Staff Recommends MOTION TO APPROVE:

Electronic Health Record System Vendor Transition Plan
(Candice Abbott) [Pages 10-11]

8A-3 Staff Recommends MOTION TO APPROVE:

Approval of Unbudgeted Expenditures (Jessica Cafarelli) [Pages 12-13]

9. CEO Comments

10. HCD Board Member Comments

11. Establishment of Upcoming Board Meetings

June 11, 2025

- 2:00PM, Joint Meeting with the Finance & Audit Committee

(1st) September Meeting (Date TBD)

- 4:00PM, Joint Meeting with the Finance & Audit Committee
- 5:15PM, Truth In Millage (TRIM) Meeting



(2nd) September Meeting (Date TBD)

- 4:00PM, Health Care District Board Annual Meeting (Officer Elections)
- 5:15PM, Truth In Millage (TRIM) Meeting

December 10, 2025

- 2:00PM, Health Care District Board Meeting

12. Motion to Adjourn



**HEALTH CARE DISTRICT BOARD
MEETING MINUTES
March 12, 2025 at 2:00PM
1515 N Flagler Drive, Suite 101
West Palm Beach, FL 33401**

1. Call to Order

Patrick Rooney called the meeting to order.

A. Roll Call

Health Care District Board members present: Carlos Vidueira, Chair; (Virtual) Patrick Rooney, Jr, Vice Chair; Tammy Jackson-Moore, Secretary; (Virtual) Dr. Jyothi Gunta; Cathleen Ward (Virtual), Albert Borroto and Tracy Caruso.

Staff present: Darcy Davis, President & Chief Executive Officer; Dr. Belma Andric, SVP & Chief Medical Officer; Bernabe Icaza, SVP & General Counsel; Geoffrey Washburn, VP & Chief Human Resources Officer; Candice Abbott, SVP & Chief Operating Officer; Heather Bokor, VP & Chief Compliance & Privacy Officer; Jessica Cafarelli, VP & Chief Financial Officer and Regina All, SVP & Chief Nursing Officer.

Transcribing Secretary: Heidi Bromley

B. Invocation

Ms. Davis led the invocation.

C. Pledge of Allegiance

The Pledge of Allegiance was recited.

D. Affirmation of Mission: The mission of the Health Care District of Palm Beach County is to be the health care safety net for Palm Beach County. Our vision is meeting changes in health care to keep our community healthy.

2. Agenda Approval

- A. Additions/Deletions/Substitutions
- B. Motion to Approve Agenda

CONCLUSION/ACTION: Commissioner Jackson-Moore made a motion to approve the agenda as presented. The motion was duly seconded by Commissioner Borroto. There being no opposition, the motion passed unanimously.

3. Awards, Introductions and Presentations

4. Disclosure of Voting Conflict

5. Public Comment

Ms. Sally Chester thanked the Health Care District for hosting this year's Leadership Focus group at Lakeside Medical Center.

6. Meeting Minutes

- A. **Staff Recommends a MOTION TO APPROVE:**
Special Board Meeting Minutes of February 19, 2025

CONCLUSION/ACTION: Commissioner Jackson-Moore made a motion to approve the Special Board Meeting Minutes of February 19, 2025. The motion was duly seconded by Commissioner Borroto. There being no opposition, the motion passed unanimously.

- B. **Staff Recommends a MOTION TO APPROVE:**
Board Meeting Minutes of December 11, 2024

CONCLUSION/ACTION: Commissioner Caruso made a motion to approve the Board Meeting Minutes of December 11, 2024. The motion was duly seconded by Commissioner Borroto. There being no opposition, the motion passed unanimously.

7. Committee Reports

- 7.1 Finance and Audit Committee

Commissioner Rooney stated that the Finance and Audit Committee met just before the Board meeting. John Grady provided the committee with an Economic Update and Yield Curve Analysis. RSM reviewed and discussed the 2024 Health Care District Audit. Ms. Cafarelli reviewed the Health Care District financial report for January 2025. The Finance & Audit committee reviewed and forwarded to the Board an agenda item to allow the CEO authority to enter into an LOI with the West Palm Beach Housing Authority. This will be discussed during the Board meeting today.

7.2 Good Health Foundation Committee

Commissioner Rooney stated that the Good Health Foundation Board met earlier. RSM reviewed and discussed the 2024 Audit. The Good Health Foundation Bylaws were revised and will be approved at the next Good Health Foundation meeting since we did not have a quorum at the meeting today.

7.3 Quality, Patient Safety and Compliance Committee

Commissioner Caruso stated that the Quality, Patient Safety & Compliance Committee met earlier this morning. The Health Care District Compliance, Privacy and Ethics Program Activities were presented. The Corporate Quality dashboards were reviewed and discussed, and the Risk Management updates were presented.

7.4 Lakeside Health Advisory Board

Commissioner Jackson-Moore stated that the Lakeside Health Advisory Board met on Tuesday, March 5th.

Introductions:

- *Ron Doncaster, as the new Lakeside Medical Center's Vice President, Hospital Administrator*
- *Alyssa Tarter, as the new AVP, Nursing and Operations*

Steven Sadiku provided a School Health Update for the Glades Area Schools. Emily Carmichael, the Director of Health Planning Health Council of Southeast Florida presented the process for the upcoming Community Health Needs Assessment.

7.5 Community Health Centers Board

Commissioner Borroto stated that UDS Data was completed and submitted. Performance badges based on quality data will be available later this year. A motion was approved to increase hours of operations for the Community Health Center. Mangonia will provide Behavioral Health care seven days a week from 7am-7pm.

Atlantis has officially opened and is operating well. Atlantis has served over 1000 patients in our opening week.

8. Consent Agenda – Motion to Approve Consent Agenda Items

CONCLUSION/ACTION: Commissioner Jackson-Moore made a motion to approve the Consent Agenda. The motion was duly seconded by Commissioner Caruso. There being no opposition, the motion passed unanimously.

A. **DISTRICT HOSPITAL HOLDINGS, INC.**

8A-1 **Staff Recommends MOTION TO APPROVE:**

Medical Staff Appointments for Lakeside Medical Center

B. **HEALTH CARE DISTRICT**

8B-1 **RECEIVE AND FILE:**

March 2025 Internet Posting of District Public Meeting

<https://www.hcdpbc.org/EventViewTrainingDetails.aspx?Bck=Y&EventID=344&m=010&DisplayType=C>

8B-2 **RECEIVE AND FILE:**

Health Care District Board Attendance

8B-3 **Staff Recommends MOTION TO APPROVE:**

Health Care District Financial Statements January 2025

8B-4 **RECEIVE AND FILE:**

Recent Regulatory Updates and Industry Enforcement Activity

9. Regular Agenda

A. **HEALTH CARE DISTRICT**

9A-1 **Staff Recommends MOTION TO APPROVE:**

CEO Annual Evaluation

Commissioner Rooney stated that by now, everyone has had a chance to review the CEO Year 9 accomplishments and the CEO 360 degree feedback. Consistent with the CEO total remuneration review analysis conducted by Mercer in 2024 and the Board's action in June 2024. I would like to make a motion to increase the CEO's annual compensation by 9% in order to bring her compensation to the median of the market.

CONCLUSION/ACTION: Commissioner Rooney made a motion to increase the CEO's annual compensation by 9%. The motion was duly seconded by Commissioner Caruso. There being no opposition, the motion passed unanimously.

9A-2 **Staff Recommends MOTION TO APPROVE:**

2024 Consolidated Health Care District Audit

RSM reviewed and discussed the 2024 Health Care District Audit to the Board.

CONCLUSION/ACTION: Commissioner Borroto made a motion to approve the 2024 Health Care District Audit. The motion was duly seconded by Commissioner Jackson - Moore. There being no opposition, the motion passed unanimously.

9A-3 **Staff Recommends MOTION TO APPROVE:**

Letter of Intent with the West Palm Beach Housing Authority

Mr. Icaza stated that this agenda item presents the Board with a recommendation to provide the CEO with the necessary authority to enter into a non-binding letter of intent and to further negotiate the terms and conditions of a more definitive arrangement to jointly fund with the West Palm Beach Housing Authority the construction of three-story commercial building comprised of approximately 36,000 square feet together with an adjacent two-story parking garage and parking lot on land owned by the West Palm Beach Housing Authority.

CONCLUSION/ACTION: Commissioner Jackson-Moore made a motion to approve the Letter of Intent with the West Palm Beach Housing Authority. The motion was duly seconded by Commissioner Borroto. There being no opposition, the motion passed unanimously.

9A-4 **Staff Recommends MOTION TO APPROVE:**

Timeline of the Funding Transition with the Department of Health

Ms. Davis stated that the Master Agreement currently provides for a subsidy reimbursement model for certain health services provided by the Department of Health. The Health Care District and the Department of Health have agreed to transition the funding process from the existing subsidy model to a fee-for-service, claims-based reimbursement model. We are requesting Board approval for the proposed new funding mechanism and the proposed transition timeline between the Health Care District and the Department of Health Palm Beach County.

CONCLUSION/ACTION: Commissioner Caruso made a motion to approve the proposed new funding mechanism and the timeline of the funding transition with the Department of Health. The motion was duly seconded by Commissioner Borroto. There being no opposition, the motion passed unanimously.

10. CEO Comments

11. HCD Board Member Comments

12. Establishment of Upcoming Board Meetings

April 3, 2025

- 9:00AM, Health Care District Strategic Planning at the Embassy Suites - 4350 PGA Boulevard, Palm Beach Gardens, FL 33410.
- **NOTE:** Board Meeting to Immediately Follow Strategic Planning

June 11, 2025

- 2:00PM, Joint Meeting with the Finance & Audit Committee

(1st) September Meeting (Date TBD)

- 4:00PM, Joint Meeting with the Finance & Audit Committee
- 5:15PM, Truth In Millage (TRIM) Meeting

(2nd) September Meeting (Date TBD)

- 4:00PM, Health Care District Board Annual Meeting (Officer Elections)
- 5:15PM, Truth In Millage (TRIM) Meeting

December 10, 2025

- 2:00PM, Health Care District Board Meeting

13. Motion to Adjourn

There being no further business, the meeting was adjourned.

Tammy Jackson-Moore, Secretary

Date



**HEALTH CARE DISTRICT
BOARD OF COMMISSIONERS**

Board Meeting Attendance Tracking for 2025

	2/19/25 (Special Board Meeting)	3/12/25	4/3/25	6/11/25	1st Sept. (TBD)	2nd Sept. (TBD)	12/10/25
Carlos Vidueira	X	Virtual					
Patrick Rooney	Absent	X					
Tammy Jackson-Moore	X	Virtual					
Tracy Caruso	X	X					
Dr. Jyothi Gunta	X	X					
Cathleen Ward	X	Virtual					
Albert Borroto	X	X					



HEALTH CARE DISTRICT BOARD

April 3, 2025

1. Description: Atlantis Purchase

2. Summary:

This agenda item presents the Board with a recommendation to purchase the Atlantis Community Health Center building.

3. Substantive Analysis:

The Atlantis Community Health Center is the Health Care District's (HCD) newest and largest Federally Qualified Health Center. This flagship FQHC boasts 26,283 square feet and spans three floors (1-3) of the four-story building with a total building size of 35,588 square feet.

The HCD's currently leased space has undergone an extensive fifteen-month buildout to like-new condition. The landlord and HCD combined investment is over three million dollars. HCD currently occupies 74% of the rentable space in this building with one additional tenant occupying the fourth floor. It sits on an approximately 3-acre parcel that is adjacent to John Prince Park and only 0.3 miles from JFK Hospital and many other health-related services. This facility is easily accessed from I-95 and the Turnpike via Lake Worth Rd. It is also located on a major bus route that services Congress Avenue.

The tenant on the 4th floor currently has a 5 year lease on the space that will generate \$1.9 million during the lease term. Additionally, there is a cell phone tower that will generate approximately \$29 thousand per year during the current 5 year lease term.

After completing due diligence and analyzing the existing 10 year financial lease commitment under the current rental agreement as well as the future rental revenue, the payback period for the investment will be 8.5 years. The proposed purchase provides for 1.5 years of cost savings.

HCD seeks to purchase the Atlantis building for an amount not to exceed \$15,000,000. This unbudgeted capital expenditure will use funds from the unassigned reserves.



HEALTH CARE DISTRICT BOARD

April 3, 2025

4. Fiscal Analysis & Economic Impact Statement:

	Current FY Amounts	Total Amounts (Current + Future)	Budget
Capital Requirements	\$15,000,000		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Net Operating Impact	N/A		Yes <input type="checkbox"/> No <input type="checkbox"/>

*Non-budgeted expenditures in excess of \$250,000 require Finance and Audit Committee review and Board approval. Reviewed for financial accuracy and compliance with purchasing procedure:

Signed by:

 CA6A21FF20 Jessica Cafarelli
 VP & Chief Financial Officer

5. Reviewed/Approved by Committee:

N/A

 Committee Name

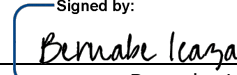
N/A

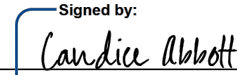
 Date Approved

6. Recommendation:

Staff recommends Board approval to earmark up to \$15 million from unassigned reserves to acquire the Atlantis building contingent upon Finance Committee and Board approvals of the final Purchase and Sale documents.

Approved for Legal sufficiency:

Signed by:

 0CF6F7DE Bernabe Icaza
 SVP & General Counsel

Signed by:

 F637D20900 Candice Abbott
 SVP & Chief Operations Officer

Signed by:

 77A3B53D Darcy L. Davis
 President & Chief Executive Officer



HEALTH CARE DISTRICT BOARD

April 3, 2025

1. Description: Electronic Health Record (EHR) System Vendor Transition Plan

2. Summary:

This agenda item will update the Board on our need to partner with a new EHR vendor and assess the reliability and sustainability of potential hosts by examining their track record, technological capabilities, and alignment with our long-term goals

3. Substantive Analysis:

On February 21, 2025, the Health Care District (HCD) received notice from Memorial Healthcare terminating our existing community connect relationship for Epic. The Health Care District has twelve months to wind down the current EHR environment and transition services to a new EHR Host for our community health centers and hospital. The HCD community health centers and hospital will review potential Epic Connect hosts by conducting thorough vendor interviews and evaluating their ability to meet our operational needs and timelines. Staff will bring options and recommendations to the Board for approval.

The initial cost estimate to acquire a new EHR host(s) and transition services is approximately \$15 million including software, implementation and support services. This unbudgeted capital expenditure will use funds from the unassigned reserves.

4. Fiscal Analysis & Economic Impact Statement:

	Current FY Amounts	Total Amounts (Current + Future)	Budget
Capital Requirements	N/A	\$15,000,000	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Net Operating Impact	N/A		Yes <input type="checkbox"/> No <input type="checkbox"/>

*Non-budgeted expenditures in excess of \$250,000 require Finance and Audit Committee review and Board approval. Reviewed for financial accuracy and compliance with purchasing procedure:

Signed by:

 CA6A21FF2 Jessica Cafarelli
 VP & Chief Financial Officer

5. Reviewed/Approved by Committee:

N/A

 Committee Name

N/A

 Date Approved



HEALTH CARE DISTRICT BOARD

April 3, 2025

6. Recommendation:

Staff recommends Board approval to earmark up to \$15 million from unassigned reserve funds to acquire and transition HCD's EHR based on the aforementioned plan.

Approved for Legal sufficiency:

Signed by:

Bernabe Icaza

Bernabe Icaza

SVP & General Counsel

Signed by:

Candice Abbott

Candice Abbott

SVP & Chief Operations Officer

Signed by:

Darcy Davis

Darcy Davis

President & Chief Executive Officer



HEALTH CARE DISTRICT BOARD

April 3, 2025

1. Description: Approval of Unbudgeted Expenditures

2. Summary:

Staff recommends the Board approve the unbudgeted capital expenditures for FY25 related to the replacement of 3 boilers at Lakeside Medical Center (LMC) that were not included in the approved FY25 budget

3. Substantive Analysis:

There is an immediate critical need to replace all 3 boilers at LMC. Failure of boiler operations could result in hospital closure by AHCA until operations pass inspections and are able to resume safely. In February 2025, the 3 boilers at LMC failed state inspection. Each of the boilers are 15 years old and have failed inspection in the past. Previously, LMC was able to repair the boilers, but they are no longer salvageable. Under an emergency temporary solution, LMC has one boiler rental currently in place that would cost \$288,000 to rent for one year. LMC recommends replacing all 3 existing boilers with new replacement boilers adding redundancy in operations and maintaining compliance with operating and safety regulations.

The estimated capital expenditure to replace all 3 boilers will be \$390,000. These funds will be offset with other capital items budgeted for LMC during FY25 that will not be used due to a change in operational strategy.

4. Fiscal Analysis & Economic Impact Statement:

	Current FY Amounts	Total Amounts (Current + Future)	Budget
Capital Requirements	\$390,000	N/A	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Net Operating Impact	N/A	N/A	Yes <input type="checkbox"/> No <input type="checkbox"/>

*Non-budgeted expenditures in excess of \$250,000 require Finance and Audit Committee review and Board approval. Reviewed for financial accuracy and compliance with purchasing procedure:

Signed by:

 CA664 Jessica Cafarelli
 VP & Chief Financial Officer



HEALTH CARE DISTRICT BOARD
April 3, 2025

5. Reviewed/Approved by Committee:

N/A
Committee Name

N/A
Date Approved

6. Recommendation:

Staff recommends the Board approve the unbudgeted expenditures for FY25 related to the replacement of 3 boilers at LMC that were not included in the FY25 budget.

Approved for Legal sufficiency:

Signed by:


0CF6F7B8-1E51-4E6C-8E8E-000000000000 Bernabe Icaza
SVP & General Counsel

Signed by:


CA6A21E5-1E51-4E6C-8E8E-000000000000 Jessica Cafarelli
VP & Chief Financial Officer

Signed by:


77A3B53B-1E51-4E6C-8E8E-000000000000 Darcy J. Davis
President & Chief Executive Officer