

**MINUTES OF THE BOARD OF DIRECTORS' MEETING  
SWEENY HOSPITAL DISTRICT**

October 24, 2023

Time 18:00

Members Present: Mason Nichols, President; Scott Swift, Vice President  
Patti Foster, Secretary; Violet Weeks,  
Leeda Wood, Dales Thames and Charlie Genella (departed meeting at 18:58)

Employees Present: Kelly Park, Cindy Burge, Travis Alford, Juliet Lane

1. **Call to Order** Mr. Nichols called the meeting to order at 1801.
2. The invocation was given by Scott Swift.
3. **Record Members Present and Establish A Quorum**  
There being 7 members present, a quorum was established.
5. **Public Comments**  
A. None
4. **Board Education**  
Board education session was given by Robert Spurck of Reed & Claymon. Topics covered were Duty of Care, Duty of Loyalty, Duty of Obedience, Responsibilities of the board, all Boards share six common traits, and bad board & CEO manners. A simple new rule is if you as a board member personally have a care or patient experience problem or if you hear from other patients or sources (i.e., employees) about problems take it to the CEO. Additional topics covered was role of board committees, healthcare compliance, healthcare laws, settlements and judgements under the false claims act and artificial intelligence. H.B. 3191 pertaining to hospital districts passed. A board member who is absent without a board-approved excuse from 5+ regular board meetings in a 12-month period is considered to have resigned. Resignation is effective on date of 5<sup>th</sup> unexcused absence.
6. **Review/Approve Board of Directors' Meeting Minutes:**  
**A. September 26, 2023 General Meeting**  
Dale Thames made a motion to approve the minutes from September 26, 2023.  
Scott Swift seconded the motion. Mason Nichols and Charlie Genella abstained, motion carried.
7. **Finance Committee Report**  
Travis Alford gave overview of September 2023 financials. After discussion, Dale Thames motioned to approve the September 2023 financials. Violet Weeks seconded the motion. Charlie Genella had departed the meeting during the report. Unanimous decision, motion carried.
8. **Old Business**  
**A. Replacement hospital update:** Kelly Park  
The following updates were given regarding the new hospital build:
  - May 2024 - move into the new hospital

- Front entrance will be through physical therapy until the old hospital is torn down
- 2 LED signs on new hospital- requested a variance from the city

9. **New Business**

**A. Review Board of Directors Election Process and take action**

- (1) Take action to select lots to determine places 1, 2, 3, 4 held for the four director's terms expiring May 2024

Lots were drawn to determine the following places.

Charlie Genella	___ 1 ___
Patti Foster	___ 2 ___
Mason Nichols	___ 3 ___
Scott Swift	___ 4 ___

- (2) Take action to select lots to determine places 5, 6, 7 for the three director's terms expiring May 2025

Lots were drawn to determine the following places.

Leeda Wood	___ 5 ___
Dale Thames	___ 6 ___
Violet Weeks	___ 7 ___

**B. Discuss, consider and, if necessary, take action to authorize administration to complete HUD Transfer of Physical Assets procedures for Laurel Court**

Overview was given regarding the Hud Loan for Laurel Court. After discussion, Scott Swift motioned to authorize the Chief Executive Officer, Kelly Park, to complete and sign all necessary documentation related to the U.S. Department Housing and Urban Development ("HUD") transfer of physical assets procedures for Laurel Court and take action if necessary to close the transaction. Patti Foster seconded the motion. Unanimous decision, motion passed.

**C. Discuss, consider, and approve resolution to open second bank account at First State Bank of Louise for Sweeny Hospital District dba Laurel Court**

After discussion Leeda Wood motioned to open a second bank account at the First State Bank of Louise in the name of Sweeny Hospital District dba Laurel Court. Bank account opened to include online services, transfers, wires, ACH and remote deposit capture. The signers and access to the account will be the same as the other nursing home accounts of Sweeny Hospital District. Patti Foster seconded the motion. Unanimous decision, motion carried.

**D. Review Certified Tax Report 502C for 2023 and Approve as Adopted 2023 Tax Roll**

Mr. Nichols said next is the certified tax report for 2023 provided by Brazoria County Tax Office. Leeda Wood motioned to approve the report as written. Dale Thames seconded the motion. Unanimous decision, motion carried.

**E. Miscellaneous Capital Equipment** – Ms. Park presented a Stryker Transport Stretcher in the amount of \$6234.53 for use by Imaging Department. Mr. Nichols excused himself from the room. After discussion, Leeda Wood made a motion to approve the purchase for the transport stretcher in the amount presented. Dale Thames seconded the motion. Mason Nichols abstained from the vote, motion carried.

10. **Board Committee Reports:**

**A. Sweeny Community Hospital Foundation Board Update:**

Ms. Park gave brief update for the Foundation board. Funds in the account is \$818, 487.68 plus 8,000 coming in from the mammo project from P66.

**B. Auxiliary Committee Update**

Leeda Wood gave a brief update. Three of the auxiliary ladies will be attending district 9 meeting in Pearland on Thursday. Still trying to recruit new members. Edna Earle Pettigrew passed away and donations have been made to the Auxiliary in her name.

11. **Administrative Information Report – Kelly Park**

**A. CEO Report**

The following updates were given on the following.

- Leader Education continuing weekly
- HCA contract to go into effect January 2024
- Dr. Dabaghi cardiology contract, backup by HCA cardiologist
- LTCM Care Management
- Dr. Dada's clinic – labs draw \$188,000
- Brazoria Health Clinic contract pending
- West Columbia Health Clinic update

**B. Human Resources Report – Kelly Park**

**Update given on the following:**

- 222 FT, PRN, PT , Termed 5
- 1.5 turn over rate FT, including PRN would be 2.25
- 10 open positions

12. **CLOSED EXECUTIVE SESSION:**

Mr. Nichols announced the Board would go into closed, Executive Session at 2045 to review the following:

- a. CEO Evaluation
- b. Real Property

**End of Executive Session**

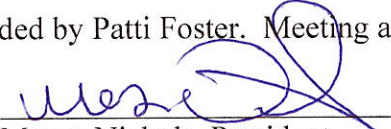
Went out of Executive Session at 2236

13. **Action regarding Executive Session:**

After discussion regarding the CEO evaluation, Violet Weeks made a motion to approve a 5% raise for Ms. Park and give her an annual bonus. Scott Swift seconded the motion, unanimous decision, motion passed.

14. **Adjournment**

Violet Weeks moved for adjournment, seconded by Patti Foster. Meeting adjourned at 2237.

  
Mason Nichols, President  
Recorder: Cindy Burge