



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

MARLON I. BROWN, DPA  
ACTING DIRECTOR

October 4, 2023

Lawrence Ragnone, authorized representative  
Serene Gardens of Rochester Hills Memory Care  
930 W. South Blvd.  
Rochester Hills, MI 48307

RE: Application #: AH630413947  
Serene Gardens of Rochester Hills Memory Care  
930 W. South Blvd.  
Rochester Hills, MI 48307

Dear Lawrence Ragnone:

Attached is the Original Licensing Study Report for the above referenced facility. The study has determined substantial compliance with applicable licensing statutes and administrative rules. Therefore, a temporary license with a maximum capacity of 37 beds is issued.

Please review the enclosed documentation for accuracy and contact me with any questions. In the event that I am not available and you need to speak to someone immediately, please contact the local office at (877) 458-2757.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrea Krausmann".

Andrea Krausmann, Licensing Staff  
Bureau of Community and Health Systems  
611 W. Ottawa Street  
P.O. Box 30664  
Lansing, MI 48909  
(586) 256-1632

enclosure

**MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
BUREAU OF COMMUNITY AND HEALTH SYSTEMS  
LICENSING STUDY REPORT**

**I. IDENTIFYING INFORMATION**

<b>License #:</b>	AH630413947
<b>Applicant Name:</b>	Serene Gardens of Rochester Hills LLC
<b>Applicant Address:</b>	Ste. 104 9463 Holly Road Grand Blanc, MI 48439
<b>Applicant Telephone #:</b>	(810) 241-4084
<b>Authorized Representative:</b>	Lawrence Ragnone
<b>Name of Facility:</b>	Serene Gardens of Rochester Hills Memory Care
<b>Facility Address:</b>	930 W. South Blvd. Rochester Hills, MI 48307
<b>Facility Telephone #:</b>	(248) 270-4040
<b>Application Date:</b>	08/24/2022
<b>Capacity:</b>	37
<b>Program Type:</b>	ALZHEIMERS

## II. METHODOLOGY

08/24/2022 Enrollment

08/25/2022 Application Incomplete Letter Sent  
1326/Fingerprint/RI 030 for Authorized Rep Lawrence Ragnone

08/25/2022 File Transferred To Field Office  
Via SharePoint

09/12/2022 Contact - Document Received  
1326/RI 030 for Lawrence Ragnone (referred to Candace)

09/28/2022 Application Incomplete Letter Sent  
P & P and revised application requested. Sent to AR Larry Ragnone via email.

12/02/2022 Inspection Completed-Fire Safety : C  
Temporary approval until 02/02/2023 by BFS inspector Don Collick for current licensee AH630385332 at this address. Inspection report may be used for this applicant as well.

12/20/2022 Inspection Completed-Fire Safety : A  
Conducted by BFS inspector Don Collick for current licensee AH630385332 at this address. Inspection report may be used for this applicant as well.

03/31/2023 Contact - Document Received  
Attestation letter dated 3/22/2023 that the facility's generator meets compliance with MCL333.21335 from authorized representative Lawrence Ragnone.

03/31/2023 Contact - Document Received  
Attestation letter from authorized representative Lawrence Ragnone is dated 3/22/2023 that no food will be served to non-residents i.e. resident family members, vendors, employees, visitors, etc. unless and until a food service establishment license is attained.

05/25/2023 Contact - Document Received  
Bill of Sale rec'd between SPRHMC Inc. and this applicant Serene Gardens of Rochester Hills LLC date of sale 10/17/2022.

05/25/2023 Contact - Document Received  
Application received from owner Deema Hannan dated 9/30/2022 that changes the name of the facility from "MC" to "Memory Care" and changes number of beds requested from 40 to 37. Confirmed with CFO Daniela Soave Popaj this is the applicant's intentions. I requested a revised floor plan to also

reflect the 37 beds requested with double occupancy in 10 room numbers: 6,7,11,12,14,15,18,19,21,22.

- 06/20/2023 Contact - Document Received  
Attestation dated 12/16/2022 from applicant's authorized representative, Lawrence Ragnone, attesting that no resident funds and no refundable deposits will be held. Therefore, a surety bond is not required.
- 09/21/2023 Application Complete/On-site Needed  
HFES room sheets are still incorrect - indicating 54 rooms and 78 beds. This facility has only 27 resident rooms and is only requesting 37 beds. However, we will move forward with licensing and HFES will make the correction at another time, according to Andrea Moore, HFA licensing supervisor.
- 09/21/2023 Inspection Completed On-site  
Met with AR Larry Ragnone, Administrator Logan Miller, regional staff Daniela Popaj, and maintenance Tom.
- 09/21/2023 Contact - Document Sent  
Findings sent to AR Larry Ragnone & CFO Daniela Popaj:  
  
R325.1964(9) Hair salon exhaust was not continuous but rather connected to light switch;  
  
MCL333.20178 (1)(e) windows in memory care facility open fully and do not match program statement that indicates they only open 6 inches and are alarmed.
- 09/28/2023 Contact – Document Received  
Corrective action plan to 9/21/2023 original on-site findings received from authorized representative L. Ragnone along with video, photos and documentation. Unfortunately, video only gave audio - no visual. Will contact L. Ragnone & D. Popaj on Monday 10/2/2023.
- 10/02/2023 Contact – Document Received  
Complete video received from D. Popaj.

### **III. DESCRIPTION OF FINDINGS & CONCLUSIONS**

#### **A. Physical Description of Facility**

The facility at 930 W. South Boulevard is a single-story building that was built in 2018 with Type V-III construction and licensed as a home for the aged since 06/26/2018. It is located in along the middle-eastern border of Oakland County. The building is free-standing but shares a driveway with another licensed home for the aged, that is also operated by this applicant. This building is on the north side of W. South Boulevard, a two-lane road with a turning lane in between, zoned 45 mph. There is an animal medical center next door with single- and multi-family residences nearby. This building has parking along the east side of the building.

The entire home is designed to provide memory care services for individuals who have been diagnosed with Alzheimer's disease or a related condition. The home has a lobby, administrative offices, the main kitchen, dining room, movie theater, hair salon, chapel, staff offices/desk areas, various activity spaces, and a laundry service room. There are 27 residential studio units. The applicant requested to have double occupancy in 10 units, specifically in room numbers: 6,7,11,12,14,15,18,19,21 and 22. Each unit has its own attached bathroom with shower and individualized heat/AC unit.

For resident safety, exit doors are secured with numbered keypads that can be opened with staff assistance. Windows in the home were recently altered with stop block devices added, so they can only be opened a few inches, also for resident safety. The kitchen has a service window to serve the dining room. It is equipped with a dropdown metal curtain that is connected to the fire suppression system, and reportedly closes automatically when the fire system is engaged.

Personal emergency pendants are provided to residents to summon assistance from staff. The pendants notify staff of the resident who is calling for assistance, by way of a voice over notification of the resident's room number called through the hallways.

The home is equipped with video monitoring cameras in hallways, communal areas, the kitchen, and the exterior of the building.

A bed and bedside table along with towels, washcloths, and bedding will be available to all residents, although residents are encouraged to bring their own furniture and personal belongings for their own comfort.

The facility has an exterior courtyard that is gated by an approximately five and a half-foot-tall decorative fence and it is accessible to residents.

This facility has municipal water and sewer. The facility is equipped with a whole home fire suppression system. According to the Bureau of Fire Services, residents of a home for the aged licensed under Chapter 19 existing health care facility, such as this, are

expected to “shelter-in-place” in case of fire. If smoke and/or fire are present within the residents’ immediate area, then those residents move to the adjacent unaffected smoke compartment/safe area of refuge. Residents evacuate the building if/when the building is deemed to be uninhabitable by the fire department/first responders/administration.

According to a 05/09/2018 occupancy approval report by the department’s health facilities engineering section (HFES) for the previous licensee, this home has a natural gas powered 70- kilowatt emergency generator that meets compliance with MCL333.21335. Room sheets previously completed for this home are in process of being corrected by HFES.

On 03/31/2023, Serene Gardens of Rochester Hills LLC’s authorized representative, Lawrence Ragnone, submitted a letter dated 03/22/2023 attesting that the facility’s emergency generator meets compliance with MCL333.21335, confirming that during an interruption of the normal electrical supply it provides no less than four hours of service and generates enough power to provide lighting at all entrances and exits and to operate equipment to maintain fire detection, alarm, and extinguishing systems, telephone switchboards, heating plant controls, and other critical mechanical equipment essential to the safety and welfare of the residents, personnel, and visitors.

## **B. Program Description**

This facility has been continuously licensed as a home for the aged since 06/26/2018. As a result of a change of ownership, on 08/24/2022 Serene Gardens of Rochester Hills LLC submitted a home for the aged license application under building fire safety type Chapter 19 Existing Health Facility with a program for serving residents with Alzheimer’s disease or a related condition.

A bill of sale dated 10/17/2022 was submitted to the department, which confirmed the change ownership of the operation from SPRHMC, Inc. to Serene Gardens of Rochester Hills LLC and necessitated application for a new license.

The facility, to be named Serene Gardens of Rochester Hills Memory Care, is operated by Serene Gardens of Rochester Hills LLC. A business entity search of the State of Michigan Department of Licensing and Regulatory Affairs revealed Serene Gardens of Rochester Hills LLC is a domestic limited liability company with an organization date of 06/23/2022.

As a licensed home for the aged, Serene Gardens of Rochester Hills LLC proposes to provide room, board, and supervised personal care to individuals aged 55 and older in the facility known as Serene Gardens of Rochester Hills Memory Care. The facility also represents to the public the provision of services to individuals with Alzheimer’s disease or related conditions. Initial and ongoing training will be provided to all staff including specialized training for those working in the memory care home.

Serene Gardens of Rochester Hills Memory Care is a smoke-free facility.

On 06/20/2023, authorized representative Lawrence Ragnone submitted a letter dated 12/16/2022 attesting Serene Gardens of Rochester Hills LLC will not hold resident funds nor refundable deposits. Therefore, no surety bond is necessary.

On 05/25/2023, authorized representative Lawrence Ragnone submitted a letter dated 03/22/2023 attesting Serene Gardens of Rochester Hills LLC will not serve food to any non-residents, such as staff, residents' family members, and other visitors. Therefore, a food service establishment license is not required.

### **C. Rule/Statutory Violations**

In 2018, when this facility was initially licensed as a home for the aged, the Dept. of LARA Health Facilities Engineering Section submitted an opening Survey dated 05/09/2018 with occupancy approval and room sheets inaccurately documenting a total of 52 residential units and approval for 78 beds at this address. This information is being reviewed by the department and will be corrected as soon as possible.

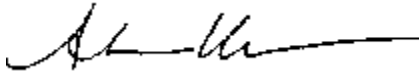
On 12/20/2022, the Dept. of LARA Bureau of Fire Services (BFS) issued a fire safety certification approval for the current licensee at this address. This approval may be utilized for this applicant.

On 09/21/2023, I conducted an on-site inspection of the building with applicant Serene Gardens of Rochester Hills LLC's CFO Daniela Popaj, authorized representative Lawrence Ragnone, and administrator Logan Miller. A few physical plant items were identified to be out of compliance. On 09/28/2023 and 10/02/2023, Mr. Ragnone and Ms. Popaj submitted documentation, photos, and videos to demonstrate the items have been brought into compliance.

Therefore, the study has now determined substantial compliance with Public Health Code Act 368 of 1978, as amended, and the administrative rule requirements related to a licensed home for the aged.

#### IV. RECOMMENDATION

It is recommended that a temporary 6-month home for the aged license/permit for this facility be issued. The terms of the license will enable the applicant to operate a home for the aged with a total capacity of 37 licensed beds and program for Alzheimer's disease or related condition care.



10/03/2023

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Andrea Krausmann  
Licensing Staff

Date

Approved By:



10/04/2023

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Andrea L. Moore, Manager  
Long-Term-Care State Licensing Section

Date