



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

June 24, 2021

Nino Cugas
Golden Pines Senior Living LLC
888 W. Big Beaver Rd.
Suite 200
Troy, MI 48084

RE: Application #: AS630407125
Golden Pines Senior Living
3178 Daley Dr
Troy, MI 48083

Dear Mr. Cugas:

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 6 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 (248) 975-5053.

Sincerely,

A handwritten signature in cursive script that reads "Kristen Donnay".

Kristen Donnay, Licensing Consultant
Bureau of Community and Health Systems
4th Floor, Suite 4B
51111 Woodward Avenue
Pontiac, MI 48342
(248) 296-2783

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AS630407125
Licensee Name:	Golden Pines Senior Living LLC
Licensee Address:	888 W. Big Beaver Rd. Suite 200 Troy, MI 48084
Licensee Telephone #:	(586) 746-7494
Licensee Designee:	Nino Cugas
Administrator:	Maria McIntosh
Name of Facility:	Golden Pines Senior Living
Facility Address:	3178 Daley Dr Troy, MI 48083
Facility Telephone #:	(248) 688-9800
Application Date:	01/28/2021
Capacity:	6
Program Type:	PHYSICALLY HANDICAPPED ALZHEIMERS AGED

II. METHODOLOGY

01/28/2021	On-Line Enrollment
01/29/2021	Contact - Document Sent 1326 & RI030
02/01/2021	Contact - Document Received 1326 & RI030 for, AFC100 for Maria
02/02/2021	Comment Sent documents to K.Donnay in Pontiac via email
02/05/2021	Application Incomplete Letter Sent Sent via email
02/19/2021	Contact - Document Received Licensing file received from Central office
02/24/2021	Contact - Document Sent Notified Mr. Cugtaz of Tx of file to Ms. Donnay; Also forwarded application documents to Ms. Donnay via email exchange.
02/24/2021	Contact - Document Received Permission to inspect, proof of ownership, medicals, policies, program statements
04/15/2021	Inspection Completed On-site
04/15/2021	Inspection Completed-BCAL Sub. Compliance
04/16/2021	Contact - Document Received Original application, furnace inspection, fingerprinting forms
04/19/2021	Contact - Document Received Budget, electrical inspection, additional policies/procedures
04/20/2021	Corrective Action Plan Received
04/20/2021	Corrective Action Plan Approved
06/14/2021	Inspection Completed On-site
06/14/2021	Inspection Completed-BCAL Full Compliance
06/14/2021	Application Complete

II. DESCRIPTION OF FINDINGS & CONCLUSIONS

This evaluation is based upon the requirements of P.A. 218 of the Michigan Public Acts of 1979, as amended, and the Administrative Rules and Regulations applicable to the licensure of small group facilities (1-6), licensed or proposed to be licensed after 05/24/1994.

A. Physical Description of Facility

Golden Pines Senior Living is located in a residential area at 3178 Daley Dr., Troy, MI 48083. The home is a ranch style home with a detached two car garage and a partial basement/storage area. The home has four single occupancy bedrooms, one double occupancy bedroom, one and a half bathrooms, a kitchen, living room, dining room, and a laundry room. There is an additional full bathroom attached to bedroom #5. Bedroom #3 also has an attached half bathroom, but this bathroom is closed off and will not be used by residents due to its small size.

Golden Pines Senior Living is located six miles away from Beaumont Hospital- Troy, which includes a 24/7 emergency department. The facility is a short distance from many restaurants, recreational facilities, shopping centers, medical facilities, and places of worship. The Troy Police Department responds to emergency calls from the home.

The furnace and hot water heater are located in the laundry room on the main floor of the home, with a 1³/₄ inch solid core door equipped with an automatic self-closing device and positive latching hardware. The facility is equipped with an interconnected smoke detection system, which is fully operational. The home has public water and sewer.

The bedroom and bathroom doors are equipped with positive latching, non-locking against egress hardware. All of the bedrooms have adequate space, bedding, and storage. All of the bedrooms have a chair and mirror. During the onsite inspection, I observed that the home was in substantial compliance with rules pertaining to maintenance and sanitation.

The home has two primary means of egress equipped with non-locking against egress hardware. The home is qualified for admission of residents who use a wheelchair, as it is equipped with ramps at both means of egress.

Resident bedrooms were measured and have the following dimensions:

Bedroom #	Room Dimensions	Total Square Footage	Total Resident Beds
1	9.4 x 9.8	92.1	1
2	9.8 x 12	117.6	1
3	10.2 x 11.6	118.3	1
4	19.3 x 10.9	210.4	2
5	13.8 x 11.3	155.9	1

Total capacity: 6

The living room and dining room areas offer a total of 389 square feet of living space, which exceeds the required 35 square feet of living space per resident.

Based on the above information, it is concluded that this facility can accommodate six residents. It is the licensee's responsibility not to exceed the facility's licensed capacity.

B. Program Description

Admission and discharge policies, program statement, refund policy, personnel policies, and standard procedures for Golden Pines Senior Living were reviewed and accepted as written. Golden Pines Senior Living will provide personal care, supervision, and protection, in addition to room and board, on a 24-hour/day schedule, seven days per week. Golden Pines Senior Living will provide long term care to the aged population, including individuals with dementia and Alzheimer's disease or physical impairments.

Golden Pines Senior Living will provide assistance with activities of daily living including dressing, bathing, personal hygiene, laundry, meal preparation, feeding, and medication administration. Golden Pines Senior Living will provide memory care services for those who suffer from dementia or Alzheimer's disease and all staff will be trained in dementia care. The philosophy of Golden Pines Senior Living is to practice person-centered care while striving to create an environment that honors each individual's life history, supports their strengths, and maintains their dignity. Golden Pines Senior Living will provide care, support, and activities that value and encourage independence. They will offer residents of the facility an opportunity to make choices based on their abilities. Golden Pines Senior Living will engage the residents in activities and will promote social awareness and self-confidence by encouraging the residents to participate in recreational services, in-home activities, and planned local outings including attending workshops or the Troy Community Center. Golden Pines Senior Living will offer additional in-home services that are available through community resources such as visiting physicians, visiting nurses, physical and occupational therapy, speech therapy, and hair care services.

The proposed staffing pattern for the original license of this six-bed facility is adequate and includes a minimum of one staff to six residents per shift. The applicant

acknowledged that the staff to resident ratio may need to be adjusted in order to provide the level of supervision or personal care required by the residents due to changes in their behavioral, physical, or medical needs.

C. Applicant and Administrator Qualifications

The applicant is Golden Pines Senior Living LLC which is a “Domestic Limited Liability Company”, established in Michigan on 10/28/2019. The applicant has established an annual budget projecting expenses and income to demonstrate the financial capability to operate this adult foster care facility.

Golden Pines Senior Living LLC appointed Nino Cugtas as the licensee designee and Maria McIntosh as the administrator of the facility. Mr. Cugtas and Ms. McIntosh have provided documentation to satisfy the qualifications and training requirements identified in the administrative group home rules.

The licensee designee, Nino Cugtas, has a bachelor’s degree in chemical engineering. He has over three years of experience as the operations manager at a licensed adult foster care facility that serves the aged population, including individuals with physical handicaps and Alzheimer’s disease. Mr. Cugtas provides direct support to residents, staff, management, and family members. He has experience managing the day-to-day operations of the facility, including staff scheduling, planning and preparing meals, maintaining the budget, providing direct care and supervision, administering medications, and ensuring the facility is clean and safe.

The administrator, Maria McIntosh, has experience as the administrator of a licensed adult foster care facility serving the aged and Alzheimer’s populations since 2016. She has a high school diploma from Lady Mediatrix Institute in the Philippines, as well as certifications as a home health and hospice aid, patient care technician, and nurse assistant. Ms. McIntosh has experience providing direct care, assistance, and support to residents who need assistance with their activities of daily living, including those with dementia, Alzheimer’s, physical disabilities, and individuals who have been admitted to a hospice program. She has experience administering medications and treatments, preparing meals, and completing household errands and chores.

Licensing record clearance requests were completed for Mr. Cugtas and Ms. McIntosh. Mr. Cugtas and Ms. McIntosh submitted current medical clearances with a statement from a physician documenting good health and tuberculosis negative results.

Mr. Cugtas acknowledged an understanding of the qualifications, suitability, and training requirements for direct care staff prior to each person working in the facility in that capacity or being considered as part of the staff to resident ratio.

Mr. Cugtas acknowledged an understanding of the responsibility to assess the good moral character of employees and acknowledges the requirement for obtaining criminal record checks of employees and contractors who have regular, ongoing “direct access”

to residents or resident information or both utilizing the Michigan Long Term Care Partnership website (www.miltcpartnership.org) and the related documents required to demonstrate compliance.

Mr. Cugas acknowledged an understanding of the administrative rules regarding medication procedures and assured that only those direct care staff who have received medication training and have been determined competent by the licensee or licensee designee will administer medication to residents. In addition, the applicant has indicated that resident medication will be stored in a locked cabinet and that daily medication logs will be maintained on each resident receiving medication.

Mr. Cugas acknowledged the responsibility to obtain all required good moral character, medical, and training documentation and signatures that are to be completed prior to each direct care staff or volunteer working directly with residents. In addition, Mr. Cugas acknowledged the responsibility to maintain a current employee record on file in the home for the licensee, administrator, and direct care staff or volunteers and to follow the retention schedule for all of the documents contained within the employee file.

Mr. Cugas acknowledged an understanding of the administrative rules regarding the admission criteria and procedural requirements for accepting a resident into the adult foster care home.

Mr. Cugas acknowledged the responsibility to obtain the required written assessment plan, resident care agreement, and health care appraisal forms and signatures that are to be completed prior to, or at the time of, each resident's admission to the home as well as updating and completing those forms and obtaining new signatures for each resident on an annual basis.

Mr. Cugas acknowledged the responsibility to maintain a current resident record on file in the home for each resident and follow the retention schedule for all of the documents that are required to be maintained within each resident's file.

Mr. Cugas acknowledged an understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply. Mr. Cugas acknowledged that a separate Resident Funds Part II BCAL-2319 form will be completed for each resident in order to document the date and amount of the adult foster care service fee paid each month and all of the residents' personal money transactions that have been agreed to be managed by Golden Pines Senior Living LLC.

Mr. Cugas acknowledged an understanding of the administrative rules requiring that each resident be informed of their resident rights and provided with a copy of those rights and indicated the intent to respect and safeguard these resident rights.

Mr. Cugas acknowledged an understanding of the administrative rules regarding the requirements for written and verbal reporting of incidents and accidents and the responsibility to conduct an immediate investigation of the cause.

Mr. Cugtaz acknowledged the responsibility to provide a written discharge notice to the appropriate parties when a 30-day or less than 30-day discharge is requested.

D. Rule/Statutory Violations

The facility has been determined to be in compliance with the applicable administrative rules and the licensing statute, based upon the onsite inspection conducted and the licensee's intent to comply with all administrative rules for a small group home as well as the licensing act, Public Act 218 of 1979, as amended.

III. RECOMMENDATION

I recommend issuance of a temporary license to this AFC adult small group home, Golden Pines Senior Living, with a capacity of six (6) residents.

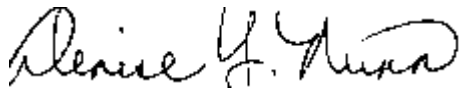


06/24/2021

Kristen Donnay
Licensing Consultant

Date

Approved By:



06/24/2021

Denise Y. Nunn
Area Manager

Date