



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

December 12, 2025

Daniel Prero
Leisure Manor ALF, LLC
P.O. Box 2666
Southfield, MI 48037

RE: Application #: AL500418983
Leisure Manor
68453 Stoecker Ln
Richmond, MI 48062

Dear Mr. Prero:

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 20 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) 972-9136.

Sincerely,

A handwritten signature in cursive script that reads "Kristine Cilluffo".

Kristine Cilluffo, Licensing Consultant
Bureau of Community and Health Systems
Cadillac Place
3026 West Grand Blvd Ste 9-100
Detroit, MI 48202
(248) 285-1703

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AL500418983
Licensee Name:	Leisure Manor ALF, LLC
Licensee Address:	29566 Northwestern Hwy St Southfield, MI 48034
Licensee Telephone #:	(586) 430-5009
Administrator/Licensee Designee:	Daniel Prero
Name of Facility:	Leisure Manor
Facility Address:	68453 Stoecker Ln Richmond, MI 48062
Facility Telephone #:	(586) 430-5009
Application Date:	11/12/2024
Capacity:	20
Program Type:	AGED

II. METHODOLOGY

04/29/2024	Inspection Completed-Fire Safety: A See AL500082088
11/12/2024	On-Line Enrollment
11/18/2024	PSOR on Address Completed
11/18/2024	Contact - Document Sent Forms sent
01/22/2025	Contact - Document Received Updated application changing address and cap size, 1326
02/07/2025	Contact - Document Received RI-030
02/13/2025	Application Incomplete Letter Sent
04/11/2025	Contact - Document Received Received licensing documents by email from Tracey Rygwelski. Sent return email.
04/14/2025	Contact - Document Sent Email to Tracey Rygwelski
04/23/2025	Contact - Document Sent Email to and from Tracey Rygwelski
05/01/2025	Contact - Document Sent Email to and from Tracey Rygwelski
05/02/2025	Contact - Document Sent Email to and from Tracey Rygwelski
05/05/2025	Inspection Completed On-site
05/05/2025	Contact - Document Received Email from Danny Prero. Sent return email.
05/06/2025	Contact - Document Received Email from Tracey Rygwelski
05/07/2025	Contact - Document Sent Email from Tracey Rygwelski and Danny Prero. Sent return email.

05/15/2025	Contact - Document Received Email to and from Tracey Rygwelski. She will no longer be working at facility.
05/15/2025	Contact - Document Received Email from Danny Prero re: new home manager
05/19/2025	Contact - Document Sent Email to Danny Prero. Additional documents requested
05/23/2025	Contact - Document Received Email from Danny Prero. Sent return email.
05/27/2025	Contact- Document Received Email from Danny Prero. Sent return email.
05/29/2025	Contact- Document Received Email from Danny Prero. Angel White will be acting as administrator.
06/11/2025	Contact- Document Received Email from Danny Prero with nursing home administrator license. Sent return email
06/12/2025	Contact- Document Received Email to and from Danny Prero. Received letter from employer
06/13/2025	Contact- Document Received Email from Danny Prero with licensing documents
07/10/2025	Contact- Document Received Email from Danny Prero
07/16/2025	Contact- Document Sent Email to Danny Prero regarding clearance forms
07/20/2025	Contact- Document Received Email from Danny Prero
07/29/2025	Contact- Document Received Email from Danny Prero
07/30/2025	Contact- Document Sent Email to and from Danny Prero

08/13/2025	Contact- Document Received Email from Danny Prero
08/14/2025	Contact- Document Sent Email to Danny Prero
08/20/2025	Contact- Document Received Received licensing complaint for Leisure Manor. Intake 207013. Corrected to Intake 207576 for open facility
08/22/2025	Inspection Completed On-site Completed onsite investigation. Interviewed New Home Manager, Heather Cousineau. Angel White is no longer employed at facility.
08/26/2025	Contact- Document Sent Email to and from Danny Prero
09/02/2025	Contact- Document Received Email from Danny Prero. Sent return email
09/10/2025	Contact- Document Received Email from Danny Prero. Sent return email
10/03/2025	Contact- Document Sent Email to Heather Cousineau and Danny Prero
10/09/2025	Contact- Document Received Email from Heather Cousineau and Danny Prero. Sent return email
10/16/2025	Contact- Document Sent Email to Heather Cousineau
10/16/2025	Contact- Document Sent Email to Danny Prero re: administrator. Angel White no longer employed at facility. Received return email. Requested administrator documents.
10/17/2025	Contact- Document Sent Email to Danny Prero
10/23/2025	Contact- Document Received Received training, medical/TB test and education verification by email from Danny Prero

11/25/2025	Contact- Document Sent Emails to Dany Prero. Will continue with enrollment now that special investigation has been closed. Emailed copy of new single ruleset. Received return email.
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III. 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 adult foster care facilities licensed or proposed to be licensed after 11/03/2025.

A. Physical Description of Facility

Leisure Manor is a large adult foster care home located in Richmond, MI. The home is currently licensed as Leisure Manor Residence For Srs (AL500082088) and the licensee is Novak Assisted Care Corporation. The facility was originally licensed on 01/14/2000. The new licensee for the home is Leisure Manor ALF, LLC. Daniel “Danny” Prero will act as the licensee designee and administrator for Leisure Manor. The facility is owned by Bentley Square Ventures. A copy of warranty deed was provided. A letter was received from Bentley Square Ventures on 05/05/2025 giving permission to inspect for licensing. The facility has city water and sewer. A letter was received from the City of Richmond dated 03/25/2025 giving zoning approval. The letter indicates that it serves as verification that the property is presently zoned RM-1 (Multiple Family Residential) and the property has been used as an adult foster care group home.

Leisure Manor has a capacity of 20 residents. The facility has 20 resident bedrooms with bathrooms, two community bathrooms, kitchen, dining area, living room, office, laundry room, medication room and basement. The exit, bedroom and bathroom doors are equipped with positive latching, non-locking against egress hardware. The exit doors have delayed egress. The living room and dining room offer a total of 1,479 square feet of living space which meets the required 35 square feet of living space for 20 residents.

The twenty bedrooms in the home are sized as follows:

Bedroom #	Room Dimensions	Total Square Footage	Total Resident Beds
1	11'11" X 11'8" plus 7'0" X 6'0"	171	1
2	11'0" X 10'6"	115	1
3	11'0" X 11'1"	121	1
4	11'1" X 10'11"	120	1
5	10'10" X 10'11"	118	1

6	10'10" X 11'0"	119	1
7	10'11" X 10'10"	118	1
8	11'0" X 10'11"	120	1
9	10'11" X 11'0"	120	1
10	11'0 X 10'11"	120	1
11	11'0" X 11'10"	130	1
12	11'0" X10'11"	120	1
13	11'0" X 11'0"	121	1
14	10'11" X 10'10"	118	1
15	10'10" X 11'0"	119	1
16	10'10" X 10'11"	118	1
17	10'11" X 11'0"	120	1
18	10'11" X 11'0"	120	1
19	10'11"X 11'0"	120	1
20	11'0" X 11'0" plus 10'0" X 9'6"	216	1

Total capacity: 20

The bedrooms have adequate space, bedding, storage and a window that opens in case of emergency. All the bedrooms have a chair and a mirror. The refrigerators and freezers are equipped with thermometers. The facility was inspected by the Bureau of Fire Services on 04/29/2024 and received an A rating. There are fire extinguishers located on each floor. The facility had a fire alarm inspection completed by Pro Tech Security Systems on 12/13/2024. The facilities four furnaces and hot water heaters were inspected by Frank Devos National Heating and Cooling on 04/10/2025. The furnaces and hot water heaters are located in the basement. The basement is also used for storage of additional food and supplies. The facility has a locked medication room where medications are stored in a locked medication cart. During the onsite inspection, I observed that the home was found to be in substantial compliance with rules pertaining to maintenance and sanitation.

B. Program Description

Leisure Manor will provide 24-hour care and supervision for up to 20 residents. The home will provide care to adult residents that are both ambulatory and non-ambulatory. Services provided at Leisure Manor will include development of a service plan, three nutritious, well-balanced meals and snacks daily, medication dispensing, assistance with daily living activities that include bathing, dressing, bathroom assistance, grooming, wheelchair assistance and transfers, weekly laundry service, daily light housekeeping and bathroom cleaning and access to emergency services and assistance. Leisure Manor will not provide transportation, however, will assist residents in arranging transportation when necessary.

Daniel Prero will act as the licensee designee and administrator for facility. Mr. Prero has been previously approved as a licensee designee for Orion Manor (AM630419158). Mr. Prero has been fingerprinted. He provided a medical statement dated 07/12/2025 which indicates he has no physical/mental condition or health problems that would limit his ability to work with or around dependent adults. Mr. Prero provided copy of diploma from Touro University Worldwide. He has a Bachelor of Science degree in Business Administration and Management. Mr. Prero provided a letter dated 06/12/2025 from Key Health Management. The letter indicates that Mr. Prero has over nine years of experience working with the aged population and possesses extensive knowledge and skills dealing with various aging conditions including Alzheimer's and dementia. Mr. Prero has been employed by Key Health Management in Maryland since January 2022 as the Regional Director of Operations. He oversees daily operations of multiple skilled nursing facilities. Mr. Prero provided verification that he completed Michigan AFC Administrator/Licensee training through Direct Care Training & Resource Center, Inc. on 08/29/2025 and 09/10/2025.

Mr. Prero 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. Prero acknowledged an understanding of the responsibility to assess the good moral character of employees and contractors who have regular, ongoing, or direct access to residents or the resident information or both. The licensing consultant provided technical assistance on the process for obtaining criminal record checks utilizing the Michigan Long Term Care Partnership website (www.miltcpartnership.org) and the related documents required to be maintained in each employee's record to demonstrate compliance.

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

Mr. Prero acknowledged his responsibility to obtain all required 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. Prero acknowledged his responsibility to maintain all required documentation in each employee's record for each licensee designee, administrator, and direct care staff or volunteer and follow the retention schedule for those documents contained within each employee's record.

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

Mr. Prero acknowledged his 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. Mr. Prero will update and complete those forms and obtain new signatures for each resident on an annual basis.

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

Mr. Prero acknowledged an understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply. A separate Resident Funds Part II BCAL-2319 form will be created 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 resident's personal money transactions that have been agreed to be managed by the licensee designee.

Mr. Prero acknowledged an understanding of the administrative rules regarding informing each resident of their resident rights and providing them with a copy of those rights.

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

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

Mr. Prero acknowledged that residents with mobility impairments may only reside on the main floor of the facility.

Mr. Prero acknowledged he has a copy of the licensing rule book for adult foster care.

C. Rule/Statutory Violations

The applicant was in compliance with the licensing act and applicable administrative rules at the time of licensure.

IV. RECOMMENDATION

I recommend that the department issue a temporary license to this large group adult foster care home, Leisure Manor, with a capacity of twenty (20) residents.

Kristine Cilluffo

11/25/2025

Kristine Cilluffo
Licensing Consultant

Date

Approved By:

Denise Y. Nunn

12/12/2025

Denise Y. Nunn
Area Manager

Date