



**pennsylvania**  
DEPARTMENT OF HUMAN SERVICES

AUG 09 2016

Mr. Frank Minelli, Administrator  
Minellis Kozy Comfort Living Inc.  
1640 North Main Avenue  
Scranton, Pennsylvania 18508

RE: Minelli's Kozy Comfort Living  
License #: 201000

Dear Mr. Minelli:

As a result of the Department of Human Services' annual licensing inspection on April 14, 2016 of the above facility, the violations with 55 Pa.Code Ch. 2600 (relating to Personal Care Homes) specified on the enclosed License Inspection Summary were found.

All violations specified on the enclosed License Inspection Summary must be corrected by the dates specified on the License Inspection Summary and continued compliance with 55 Pa.Code Ch. 2600 must be maintained.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Rowe".

Jacqueline L. Rowe  
Director

Enclosure  
License Inspection Summary



Violation Report: 20100 - 04/14/2016 - Yellenic, Cindy  
 PCH Name: MINELLI S KOZY COMFORT LIVING

1. REGULATION 55 Pa.Code §2600  
 2600.18 - A home shall comply with applicable Federal, State and local laws, ordinances and regulations.

2a. DESCRIPTION OF VIOLATION

The home had a new furnace installed in March 2016, it was inspected and failed. The inspector did not note any imminent danger at the time of the inspection. All repairs and payments must be made prior to Labor and Industry re-inspecting and issuing an operating certificate.

3. PLAN OF CORRECTION (POC) (Attach pages as necessary. Remember that you must sign and date any attached pages.)

Include steps to correct the violation described above and steps to prevent a similar violation from occurring again. If steps cannot be completed immediately, include dates by which the steps will be completed.

The administrator called inspectors of L & L twice to find out what needs to be fixed with boiler, so far no return call. The facility needs the call back to get an explanation of what the needs are. The administrator will call daily until receive a call back to have matter resolved. The violation will be resolved within the next 30 days. In the future, the administrator will be present to ask for complete explanation of what is needed.

Repeat Violation: Yes

Date(s) of Previous Violation(s):

05/12/2015

Signature of Legal Entity Representative  
 (Required on EVERY Page)

*Buddy Minelli*

Printed Name and Title of Legal Entity Representative  
 (Required on EVERY Page)

Buddy Minelli

Date

May 13/16

DEPARTMENT USE ONLY - HOMES MAY NOT WRITE BELOW THIS LINE!

The above plan of correction is approved as of

5/21/16  
 (Date)

Plan of correction Implementation status as of

5/27/16  
 (Date)

The above plan of correction was approved by

m  
 (Initials)

- Fully Implemented
- Partially Implemented - Adequate Progress
- Partially Implemented - Inadequate Progress
- Not Implemented

Violation Report: 20100 - 04/14/2016 - Yellenic, Cindy  
 PCH Name: MINELLI S KOZY COMFORT LIVING

1. REGULATION 55 Pa.Code §2600  
 2600.95 - Furniture and equipment must be in good repair, clean and free of hazards.

2a. DESCRIPTION OF VIOLATION  
 The 3rd floor bathroom does not have a window and the ceiling fan is inoperable.

3. PLAN OF CORRECTION (POC) (Attach pages as necessary. Remember that you must sign and date any attached pages.)  
 Include steps to correct the violation described above and steps to prevent a similar violation from occurring again. If steps cannot be completed immediately, include dates by which the steps will be completed.

The ceiling fan was installed the day after inspection. It is now operational. In the future the staff will check daily to ensure they are functioning properly and report any changes immediately to the administrator.

Repeat Violation: Yes      Date(s) of Previous Violation(s): 05/12/2015

Signature of Legal Entity Representative  
 (Required on EVERY Page)

Printed Name and Title of Legal Entity Representative  
 (Required on EVERY Page)      Date May 13 16

**DEPARTMENT USE ONLY - HOMES MAY NOT WRITE BELOW THIS LINE!**

The above plan of correction is approved as of <u>5/21/16</u> (Date)	Plan of correction implementation status as of <u>5/27/16</u> (Date)
The above plan of correction was approved by <u>[Signature]</u> (Initials)	<input type="checkbox"/> Fully Implemented <input checked="" type="checkbox"/> Partially Implemented - Adequate Progress <input type="checkbox"/> Partially Implemented - Inadequate Progress <input type="checkbox"/> Not Implemented

Violation Report: 20100 - 04/14/2016 - Yellenic, Cindy  
 PCH Name: MINELLI S KOZY COMFORT LIVING

1. REGULATION 55 Pa.Code §2600  
 2600.100(a) - The exterior of the building and the building grounds or yard must be in good repair and free of hazards.

2a. DESCRIPTION OF VIOLATION

The last step of the stairway, leading off of the back porch, has a board on it that is not attached and poses a hazard.

The stone steps beyond the stairway, from the back porch, are in need of repair. The top step has loose flag stone that could be a slip or trip hazard, and the last step is missing 1/3 of the step which could cause a fall.

3. PLAN OF CORRECTION (POC) (Attach pages as necessary. Remember that you must sign and date any attached pages.)

Include steps to correct the violation described above and steps to prevent a similar violation from occurring again. If steps cannot be completed immediately, include dates by which the steps will be completed.

The bottom step leading off back porch is repaired and new step in place. All loose stones removed from stone steps. The stone steps will be repaired within the next 30-60 days, awaiting weather for cement to form and dry to repair correctly. The staff should report hazard daily to administrator. In the future, the administrator will have repairs made within reasonable time according to repair needed and report need of repair to owner.

Repeat Violation: No

Date(s) of Previous Violation(s):

Signature of Legal Entity Representative  
 (Required on EVERY Page)

*Buddy Minelli*

Printed Name and Title of Legal Entity Representative  
 (Required on EVERY Page)

Buddy Minelli

Date May 13 16

DEPARTMENT USE ONLY, HOMES MAY NOT WRITE BELOW THIS LINE!

The above plan of correction is approved as of

5/21/16  
 (Date)

Plan of correction implementation status as of

5/27/16  
 (Date)

- Fully Implemented
- Partially Implemented - Adequate Progress
- Partially Implemented - Inadequate Progress
- Not Implemented

The above plan of correction was approved by

*[Signature]*  
 (Initials)

Violation Report: 20100 - 04/14/2016 - Yellenic, Cindy  
 PCH Name: MINELLI S KOZY COMFORT LIVING

1. REGULATION 55 Pa.Code §2600  
 2600.107(c) - The home shall maintain at least a 3-day supply of nonperishable food and drinking water for residents.

2a. DESCRIPTION OF VIOLATION

The home's 3 day water supply has only enough drinking water on hand for two days for the residents. The home does not have a water delivery contract with a water supply company.

3. PLAN OF CORRECTION (POC) (Attach pages as necessary. Remember that you must sign and date any attached pages.)

Include steps to correct the violation described above and steps to prevent a similar violation from occurring again. If steps cannot be completed immediately, include dates by which the steps will be completed.

The home has contract with Culligan's water services. The facility will receive water within 24 hours. The water was increased and is now stocked for 3 day supply for residents. In the future staff will check and report if water is used for any reason and supply will be immediately filed by the administrator.

Repeat Violation: No	Date(s) of Previous Violation(s):		
----------------------	-----------------------------------	--	--

Signature of Legal Entity Representative  
 (Required on EVERY Page) *Buddy Minelli*

Printed Name and Title of Legal Entity Representative  
 (Required on EVERY Page) *Buddy Minelli* Date *May 13 16*

DEPARTMENT USE ONLY - HOMES MAY NOT WRITE BELOW THIS LINE!

The above plan of correction is approved as of <i>5/31/16</i> (Date)	Plan of correction implementation status as of <i>5/27/16</i> (Date)
The above plan of correction was approved by <i>[Signature]</i> (Initials)	<input type="checkbox"/> Fully Implemented <input checked="" type="checkbox"/> Partially Implemented - Adequate Progress <input type="checkbox"/> Partially Implemented - Inadequate Progress <input type="checkbox"/> Not Implemented

Violation Report: 20100 - 04/14/2016 - Yellenic, Cindy  
 PCH Name: MINELLI S KOZY COMFORT LIVING

1. REGULATION 55 Pa.Code §2600  
 2600.131(f) - Fire extinguishers shall be inspected and approved annually by a fire safety expert. The date of the inspection shall be on the extinguisher.

2a. DESCRIPTION OF VIOLATION  
 The fire extinguishers for the home have not been inspected by a fire safety expert since 3/2015.

3. PLAN OF CORRECTION (POC) (Attach pages as necessary. Remember that you must sign and date any attached pages.)  
 Include steps to correct the violation described above and steps to prevent a similar violation from occurring again. If steps cannot be completed immediately, include dates by which the steps will be completed.

The fire extinguisher inspector came out to replace all tags and re-inspect extinguishers. The supervisor will ask if all tags have been updated properly before inspector leaves and then notify the administrator of inspection and that it is complete.

Repeat Violation: No      Date(s) of Previous Violation(s):

Signature of Legal Entity Representative (Required on EVERY Page) *Duddy Minelli*

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) *Duddy Minelli*      Date *May 13 16*

**DEPARTMENT USE ONLY - HOMES MAY NOT WRITE BELOW THIS LINE!**

The above plan of correction is approved as of <u>5/21/16</u> (Date)	Plan of correction implementation status as of <u>5/27/16</u> (Date)
The above plan of correction was approved by <u>M</u> (Initials)	<input type="checkbox"/> Fully Implemented <input checked="" type="checkbox"/> Partially Implemented - Adequate Progress <input type="checkbox"/> Partially Implemented - Inadequate Progress <input type="checkbox"/> Not Implemented

Violation Report: 20100 - 04/14/2016 - Yellenic, Cindy  
 PCH Name: MINELLI S KOZY COMFORT LIVING

**1. REGULATION 55 Pa.Code §2600**

2600.132(d) - Residents shall be able to evacuate the entire building to a public thoroughfare, or to a fire-safe area designated in writing within the past year by a fire safety expert within the period of time specified in writing within the past year by a fire safety expert.

**2a. DESCRIPTION OF VIOLATION**

The home has an evacuation time of 2 1/2 minutes. On 6/23/15 at 11:15pm the fire drill evacuation time was 3 minutes. On 12/9/15 at 11:05pm the fire drill evacuation time was 2 min. 42 sec., and on 2/29/16 at 4:30pm the fire drill evacuation time was 2 min. 34 sec.

**3. PLAN OF CORRECTION (POC) (Attach pages as necessary. Remember that you must sign and date any attached pages.)**

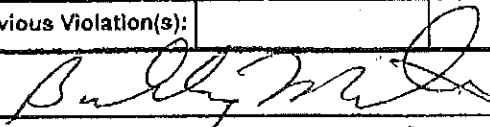
*Include steps to correct the violation described above and steps to prevent a similar violation from occurring again. If steps cannot be completed immediately, include dates by which the steps will be completed.*

The fire safety inspector allotted the home with 3min. evacuation due to sprinkler system. Currently, the administrator waiting for a new paper to state this. In the future the administrator will follow-up weekly until received appropriate paperwork. The administrator will fax the paper within the next 30 days.

Repeat Violation: No

Date(s) of Previous Violation(s):

Signature of Legal Entity Representative  
 (Required on EVERY Page)



Printed Name and Title of Legal Entity Representative  
 (Required on EVERY Page)

Buddy Minelli

Date May 13 16

**DEPARTMENT USE ONLY - HOMES MAY NOT WRITE BELOW THIS LINE!**

The above plan of correction is approved as of


5/21/16  
 (Date)

Plan of correction implementation status as of

5/27/16  
 (Date)

- Fully Implemented
- Partially Implemented - Adequate Progress
- Partially Implemented - Inadequate Progress
- Not Implemented

The above plan of correction was approved by

  
 (Initials)

Violation Report: 20100 - 04/14/2016 - Yellenic, Cindy  
PCH Name: MINELLI S KOZY COMFORT LIVING

1. REGULATION 55 Pa.Code §2600

2600.144(c)(1) - Proper safeguards inside and outside of the home to prevent fire hazards involved in smoking, including providing fireproof receptacles and ashtrays, direct outside ventilation, no interior ventilation from the smoking room through other parts of the home, extinguishing procedures, fire resistant furniture both inside and outside the home and fire extinguishers in the smoking rooms.

2a. DESCRIPTION OF VIOLATION

The home's designated smoking area is located to the right of the steps, after exiting the back porch stairway. There was an excess of 50+ cigarette butts on the ground and around the smoking area.

3. PLAN OF CORRECTION (POC) (Attach pages as necessary. Remember that you must sign and date any attached pages.)

Include steps to correct the violation described above and steps to prevent a similar violation from occurring again. If steps cannot be completed immediately, include dates by which the steps will be completed.

The staff must go out and clean smoking area every shift. The administrator will check daily to ensure this rule is enforced.

- August 2016
  - Five cans with water were placed in smoking area for residents to extinguish cigarettes.
  - Staff trained to check smoking area during each shift to ensure residents are extinguishing their cigarettes properly.
  - Administrator will monitor the smoking area daily.
- SMP 8.8.16

Repeat Violation: Yes

Date(s) of Previous Violation(s): 05/12/2015

Signature of Legal Entity Representative  
(Required on EVERY Page)

Printed Name and Title of Legal Entity Representative  
(Required on EVERY Page)

Bussy Minelli

Date May 13 16

DEPARTMENT USE ONLY - HOMES MAY NOT WRITE BELOW THIS LINE!

The above plan of correction is approved as of 5/27/16  
(Date)

Plan of correction implementation status as of 5/27/16  
(Date)

The above plan of correction was approved by M  
(Initials)

- Fully Implemented
- Partially Implemented - Adequate Progress
- Partially Implemented - Inadequate Progress
- Not Implemented

Violation Report: 20100 - 04/14/2016 - Yellenic, Cindy  
 PCH Name: MINELLI S KOZY COMFORT LIVING

1. REGULATION 55 Pa.Code §2600  
 2600.224(a) - A determination shall be made within 30 days prior to admission and documented on the Department's preadmission screening form that the needs of the resident can be met by the services provided by the home.

2a. DESCRIPTION OF VIOLATION  
 Resident #1, date of admission [redacted]-15, did not have a pre-admission screening completed prior to or the day of admission.

3. PLAN OF CORRECTION (POC) (Attach pages as necessary. Remember that you must sign and date any attached pages.)  
 Include steps to correct the violation described above and steps to prevent a similar violation from occurring again. If steps cannot be completed immediately, include dates by which the steps will be completed.

The last box was not checked on the pre-screen form; fixed on site. In the future, administrators will review all charting of new and current resident reviews within the time-frame designated for paperwork to be complete.

Repeat Violation: No

Date(s) of Previous Violation(s):

Signature of Legal Entity Representative  
 (Required on EVERY Page)

*Buddy Minelli*

Printed Name and Title of Legal Entity Representative  
 (Required on EVERY Page)

Buddy Minelli

Date May 13 16

DEPARTMENT USE ONLY - HOMES MAY NOT WRITE BELOW THIS LINE!

The above plan of correction is approved as of 5/21/16  
 (Date)

Plan of correction implementation status as of 5/27/16  
 (Date)

The above plan of correction was approved by *[Signature]*  
 (Initials)

- Fully Implemented
- Partially Implemented - Adequate Progress
- Partially Implemented - Inadequate Progress
- Not Implemented