

Department of Human Services
Bureau of Human Service Licensing

May 16, 2022

[REDACTED]
ACTS RETIREMENT - LIFE COMMUNITIES INC
[REDACTED]
[REDACTED]

RE: OAKBRIDGE TERRACE AT LIMA
ESTATES
411 N. MIDDLETOWN ROAD
MEDIA, PA, 19063
LICENSE/COC#: 13891

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 03/18/2022, 03/21/2022, 03/22/2022 of the above facility, we have determined that your submitted plan of correction is fully implemented. Continued compliance must be maintained.

Sincerely,
Claire Mendez

Enclosure
Licensing Inspection Summary (LIS)

cc: Pennsylvania Bureau of Human Service Licensing

Department of Human Services
Bureau of Human Service Licensing
LICENSING INSPECTION SUMMARY - PUBLIC

Facility Information

Name: *OAKBRIDGE TERRACE AT LIMA ESTATES* License #: *13891* License Expiration: *05/21/2023*
Address: *411 N. MIDDLETOWN ROAD, MEDIA, PA 19063*
County: *DELAWARE* Region: *SOUTHEAST*

Administrator

Name: [REDACTED] Phone: *6108920844* Email: [REDACTED]

Legal Entity

Name: *ACTS RETIREMENT - LIFE COMMUNITIES INC*
Address: [REDACTED]
Phone: *6108920844* Email: [REDACTED]

Certificate(s) of Occupancy

Type: *I-1* Date: *04/25/2017* Issued By: *Twp of Middletown*

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *35* Waking Staff: *26*

Inspection Information

Type: *Partial* Notice: *Unannounced* BHA Docket #:
Reason: *Incident* Exit Conference Date: *03/22/2022*

Inspection Dates and Department Representative

03/18/2022 - On-Site: [REDACTED]
03/21/2022 - Off-Site: [REDACTED]
03/22/2022 - Off-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *36* Residents Served: *32*

Special Care Unit

In Home: *No* Area: Capacity: Residents Served:

Hospice

Current Residents: *0*

Number of Residents Who:

Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *32*
Diagnosed with Mental Illness: *0* Diagnosed with Intellectual Disability: *0*
Have Mobility Need: *3* Have Physical Disability: *0*

Inspections / Reviews

03/18/2022 - Partial

Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *04/22/2022*

Inspections / Reviews (*continued*)

04/21/2022 - POC Submission

Reviewer: [REDACTED]

Follow-Up Type: *Document Submission* Follow-Up Date: *05/20/2022*

05/16/2022 - Document Submission

Reviewer: [REDACTED]

Follow-Up Type: *Not Required*

5a1 DHS access

1. Requirements

2800.

5.a. The administrator, administrator designee or staff person designated under § 2800.56(c) (relating to administrator staffing) shall provide, upon request, immediate access to the residence, the residents and records to:

1. Agents of the Department.

Description of Violation

On 3/18/22, at approximately 09:10 AM during the entrance conference meeting with Staff A, an agent of the Department requested access to staff records, physician's order for resident #1, and the residence's medication ordering policies and procedures. At 12:00 PM, the agent of the Department informed Staff A that the documents had not yet been provided, and again requested the documentation by no later than 12:30 PM. At approx. 03:00 PM, Staff A provided staff training records. The requested criminal background checks, CPR/first aid certifications for the appropriate staff, and the physician's orders were not provided.

Plan of Correction**Accept**

Staff A is no longer employed at Lima Estates. The Director of Assisted Living has access to resident and employee files electronically. Managers have been in-serviced by the acting Director of Assisted Living on the regulation relating to providing all requested documents timely during a survey and providing immediate access to resident records.

Completion Date: 04/19/2022

Document Submission**Implemented**

Managers in-serviced at staff meeting on 4/19/2022. Minutes of the meeting addressing this are attached.

53g Financial management

1. Requirements

2800.

53.g. The administrator shall have the ability to maintain or supervise the maintenance of financial and other records.

Description of Violation

On 3/18/2022, Staff A did not have the ability to retrieve and maintain staff records.

Plan of Correction**Accept**

Staff A is no longer employed at Lima Estates. Directors have the ability to immediately access employee files electronically through the company portal. Education provided on the requirement and the process to retrieve staff records by the acting Director of Assisted Living and Human Resources personnel.

Completion Date: 04/19/2022

Document Submission**Implemented**

Attached is the online instructions on how to access employee files, this was also reviewed at the Manager's meeting of 4/19/2022, minutes of the meeting have been submitted.

62 Contact list

1. Requirements

2800.

62. List of Staff Persons - The administrator shall maintain a current list of the names, addresses and telephone numbers of staff persons including substitute personnel and volunteers.

62 Contact list (continued)

Description of Violation

The residences' contact list was not current as the list did not have staff B information listed.

Plan of Correction**Accept**

A current list of the names, addresses and telephone numbers of staff has been updated. Staff B information is available, but not included on the updated list, as no longer working at Lima Estates as of update. The list will be audited monthly for 3 months by the acting Director of Assisted Living or designee. Results of the audit will be reported to the QA Committee.

Completion Date: 04/15/2022

Document Submission**Implemented**

Attached is the updated staff list - auditing this has been added to the agenda for the next QA Committee meeting.

182b Prescription medication

1. Requirements

2800.

182.b. Prescription medication that is not self-administered by a resident shall be administered by one of the following:

4. A staff person who has completed the medication administration training as specified in § 2800.190 (relating to medication administration training) for the administration of oral; topical; eye, nose and ear drop prescription medications; insulin injections and epinephrine injections for insect bites or other allergies.

Description of Violation

From 1/29/22 through 2/17/22, staff members C, D, E, and F administered medications to resident #1. Staff members C, D, E, and F are not medical professionals and their medication administration certificates through the Department's Annual practicum for medication administration training have no indication of the staff members being recertified by an approved trainer.

Plan of Correction**Accept**

Staff members C, D, and F all completed the medication administration training course and observations by an approved trainer on 4/1/2022. Staff member E is no longer employed and was not at the time of the inspection. In addition, other medication technicians who are employed at Lima Estates also participated in retraining by completing the medication administration course and observations by an approved trainer as of 4/14/2022. All medication technician's paperwork will be kept including the date, source, name of trainer and documentation that the course was successfully completed. Proof of the initial training, 6 month observations and annual review by a trainer with signatures will be audited by the Director of Assisted Living or designee monthly for 6 months. These audits will be reported to the QA Committee.

Completion Date: 04/20/2022

Document Submission**Implemented**

There is a binder that includes all of the medication technicians' paperwork - attached is a picture of the binder, and sample of initial training of 4/1/2022.

187d Follow prescriber's orders

1. Requirements

2800.

187.d. The home shall follow the directions of the prescriber.

187d Follow prescriber's orders (continued)**Description of Violation**

Resident #1 was prescribed Bumex 1mg tablet daily in the morning on 1/28/22. However, resident #1 was administered Bumex 1.5 mg tablets from 1/29/22 through 2/17/22.

Plan of Correction**Accept**

Medication technicians were retrained by participating in the medication administration course. Training included following the direction of the prescriber.

Chart checks will be completed weekly for 6 months by the acting Director of Assisted Living or designee to review physician orders have been transcribed appropriately to the Electronic Medication Administration Record. Results will be reported to the QA Committee.

Completion Date: 04/20/2022

Document Submission**Implemented**

Attached is the audit tool that is being utilized. Performance Improvement Plan (PIP) completed -audit to be reported at the next QA Committee meeting.

190c Record of training**1. Requirements**

2800.

190.c. A record of the training shall be kept including the staff person trained, the date, source, name of trainer and documentation that the course was successfully completed.

Description of Violation

The residence's medication administration training record for all med-tech staff did not include a name, signature, or date of the medication administration trainer nor an indication of the recertification status of the individual being trained.

Plan of Correction**Accept**

All medication technicians who are employed at Lima Estates participated in retraining by completing the medication administration course and observations as of 4/14/2022.

All medication technician's paperwork will be kept including the date, source, name of trainer and documentation that the course was successfully completed. Proof of the initial training, 6 month observations and annual review by a trainer with signatures will be audited by the acting Director of Assisted Living or designee monthly for 6 months. These audits will be reported to the QA Committee.

Completion Date: 04/20/2022

Document Submission**Implemented**

Picture of binder previously provided, but attached, along with training. Performance Improvement Plan (PIP) created to be reviewed at the next QA Committee meeting.