

**AGENCY FOR HEALTH CARE
ADMINISTRATION**

PRINTED: 11/23/2015
FORM APPROVED

STATEMENT OF DEFICIENCIES	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: AL11953432	(X3) DATE SURVEY COMPLETED 10/13/2015
NAME OF PROVIDER OR SUPPLIER EDEN GARDENS ALF	STREET ADDRESS, CITY, STATE, ZIP CODE 12221 WEST DIXIE HIGHWAY MIAMI, FL 33161	

SUMMARY STATEMENT OF DEFICIENCIES
(FINDINGS PRECEDED BY TAGS AND REGULATORY IDENTIFYING INFORMATION)

0000 Initial Comments

A Complaint Inspection Survey (CCR 2015009180) was conducted on ,2015. Eden Gardens Assisted Living Facility, Inc. with Limited Mental Health component had the following deficiencies at time of survey.

0152 Physical Plant - Safe Living Environ/Other

Based on observation and interview facility failed to provide and clean and safe environment for the safety of the residents at the time of the survey.

Findings Include:

Observation on , 2015 at 8:35 am during the facility tour found the following physical plant concerns.

Observation found #1 thru 17 many areas of peeling paint and rotten wood panels. In the front of the section with #1 thru 17 found two sections of rotten wood. In front of #1 found rotten wood on the outer edge of the roof. On the side area of the facility (Left side) next to one there is another area of rotten wood and peeling paint on the eaves of the side of the building. On the next corner of the facility observed more rotten wood and peeling paint on the eve which there were two motion lights. Further down on the same eve there was another area of peeling paint and a hole in two different areas in the panel.

In the rear of the building was damage to the facilities wooden framing than normal. All of the eve in the rear of the facility were badly damage with rotten wood and peeling pant. There were two areas of the under roof panels which were large holes and rotten and the wood panel was either missing completely. You could see inside of the roof thru the holes which could be a home for bees or other rodents and birds. Some of the panels were so badly rotten to the touch they would crumble in your hands. While inspecting the rear area of the facility a residents missing a window screen and the resident has been taking the screen out so that her cats could climb in and out of the open window and also allow insects to enter the residents . Still in the same area of the facility observed a electric pipe with wires hanging out of it without a safety cover and was connected to a old light fixture without a light bulb, which is not in use. In this area observed more rotten wood on the eaves of the facility. All of the eves in this area have been found to be rotten and with lots of peeling paint On the outer wall near the ground observed a large hole in the facility foundation wall. Inside the in the same area observed in 17 there is a large hole in the ceiling which you can see the insulation and metal framing. On the floor of the is a large portion of water in two area of the . In the four colored containers which were placed in the catch the water that was leaking into the the large hole in the ceiling and from the air condition unit near the window. The floor was very wet and had a puddle of water in front of the unit. In 4 the

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did not have a screen on it which was over the tub.
In 6 there was not a window screen in the over the tub.
In 8 observed in the was not a shower curtain only the curtain rail and the window crank was broken.
In 14 observed that the closet doors were off the slides and was just leaning on the closet wall. in the toilet was backed up and could not be flushed.
In 15 observed peeling paint and plaster in the with broken tiles laying on the window shelf.
In # found a large hole in the ceiling showing the metal framing and insulation with water puddling on the floor.
In observed another hole in the ceiling and you can see into the hole and the insulation and framing.
In observed the toilet was missing the water tank cover and you can see the inside of the tank and the fixtures.
In the rear entrance to the main building on the ceiling there five holes on the ceiling where a light fixture use to be and now you can see the holes and water stains on the ceiling
Interview with the facility administrator on / at 11:30 confirmed the physical plant concerns.

Class III

0167 Resident Contracts

Based on record review facility failed to have a new contract signed by the residents guardian at the time of the changes from the old Guardian which was appointed by the Miami-Dade Courts to the residents family member.

Findings included:

Record review revealed Resident #4 was ordered to be under the guardianship program in 2010. Upon the appointment of the guardian the facility and the guardian signed a contract for services. On , 2014, Resident #4's daughter had taken over as the Guardian for her mother and the record review found the facility failed to execute a new contract.

Interview with the Administraor on , 2015 at 2:30 PM stated the family member had been called many times to come in to sign the new contract, but has refused to cooperate with the facility on many occasions since the guardianship changes occurred.

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Class III



RICK SCOTT
GOVERNOR

ELIZABETH DUDEK
SECRETARY

, 2015

Administrator
Eden Gardens Alf
12221 West Dixie Highway
Miami, FL 33161

RE: CCR #2015009180

Dear Administrator:

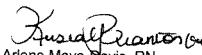
This letter reports the findings of a Complaint Survey that was conducted on , 2015 by representative(s) of this office.

Attached is the provider's copy of the State (5000-3547) Form, which indicates the deficiencies that were identified on the day of the visit. Section 408.811(4), Florida Statutes, requires that you correct these deficiencies within thirty days of the date of this letter unless the Agency has approved another timeframe. **Please attach a summary of your corrective action for each deficiency, including completion dates, on your letterhead. Also include any additional documentation to support correction of identified deficiencies. Submit summary and documents to the Field Office no later than , 2015.** Staff from this office will conduct a review of the provided corrective action and supporting documentation to verify that the necessary corrections are in place to correct the deficiencies identified on your survey, which may include a desk review or onsite revisit.

The Quality Assurance Questionnaire has long been employed to obtain your feedback following survey activity. This form has been placed on the Agency's website at <http://ahca.myflorida.com/Publications/Forms.shtml> as a first step in providing a web-based interactive consumer satisfaction survey system. You may access the questionnaire through the link under Health Facilities and Providers on this page. Your feedback is encouraged and valued, as our goal is to ensure the professional and consistent application of the survey process.

Thank you for the assistance provided to the surveyor(s). Should you have any questions please call Kristal Branton, Health Facility Evaluator Supervisor at (305) 593-3100.

Sincerely,


Arlene Mayo-Davis, RN
Field Office Manager

AMD:kb
Enclosure

XG90

Miami Field Office
8333 N.W. 53rd Street, Suite 300
Miami, FL 33166
Phone: (305) 593-3100; Fax: (305) 593-3121
AHCA.MyFlorida.com



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