

Report on Examination

of

Lake Seminole Square, LLC

d/b/a

Lake Seminole Square

Seminole, Florida

as of

December 31, 2022



Content

Scope of Examination	1
Company History	1
Summary of Findings	2
Minimum Liquid Reserve	3
Summary of Recommendations	3
Conclusion	4

SCOPE OF EXAMINATION

The Florida Office of Insurance Regulation (“OIR”), Life & Health Financial Oversight unit, conducted a routine examination of Lake Seminole Square, LLC. d/b/a Lake Seminole Square (“Lake Seminole Square”), pursuant to Section 651.105, Florida Statutes. The objective of the examination was to determine the extent of compliance with the provisions of Chapter 651, Florida Statutes, and Rule Chapter 69O-193, Florida Administrative Code. The examination covered the period of January 1, 2018, through December 31, 2022.

COMPANY HISTORY

Lake Seminole Square, LLC., a Florida for-profit corporation, was granted a certificate of authority by the OIR to offer continuing care contracts on March 9, 2015. Lake Seminole Square, LLC operates the continuing care retirement community facility Lake Seminole Square, which is located in Seminole, Florida. Lake Seminole Square is managed by Life Care Services LLC, an affiliated entity.

Lake Seminole Square operates on the calendar year January 1 through December 31. As of December 31, 2022, Lake Seminole Square reported in its Annual Report filed with the OIR: 337 Continuing Care Units consisting of 299 Independent Living Units. The facility reports 31 Assisted Living Units and 7 Rental Units. As of December 31, 2022, there were 358 individuals reported residing at Lake Seminole Square. The facility reports, pursuant to a continuing care contract, 321 residents in Independent Living, 32 residents in Assisted Living and Memory Care, and 1 residents in Skilled Nursing. The facility reported 4 residents without a continuing care contract.

SUMMARY OF FINDINGS

Resident Council Disclosures

Finding 1:

In one instance, pursuant to Sections 651.091(2)(g), Florida Statutes, Lake Seminole Square failed to provide documentation demonstrating that the 2020 third-party financial audit filed with the Annual Report, was distributed to the President or Chair of the Residents' Council within 30 days after filing the annual statements with OIR, and designate a staff person to provide an explanation thereof.

Finding 2:

In two instances, pursuant to Section 651.091(2)(j), Florida Statutes, Lake Seminole Square failed to provide documentation demonstrating that a copy of each quarterly statement was delivered to the President or Chair of the Residents' Council within 30 days after the quarterly statement is filed with the OIR.

Quarterly Meetings with Residents

Finding 3:

In five instances, pursuant to Section 651.085(3), Florida Statutes, Lake Seminole Square failed to provide documentation to demonstrate that the designated resident representative was notified by a representative of the provider at least 14 days in advance of any meeting of the full governing body at which the annual budget and proposed changes or increases in resident fees or services are on the agenda or will be discussed.

MINIMUM LIQUID RESERVE

As of December 31, 2022, Lake Seminole Square, LLC had a Minimum Liquid Reserve that was funded in accordance with Section 651.035, Florida Statutes.

SUMMARY OF RECOMMENDATIONS

Resident Council Disclosures

Findings 1 & 2: The OIR recommends that Lake Seminole Square establish adequate procedures and controls to ensure that the statutory availability, distribution, and posting of reports and records are distributed to the President or Chair of the Residents' Council, in accordance with Section 651.091(2), Florida Statutes.

Quarterly Meetings with Residents

Finding 3: The OIR recommends that Lake Seminole Square maintain documentation to demonstrate that the designated resident representative was notified at least 14 days in advance of any meeting of the full governing body at which the annual budget and proposed changes or increases in resident fees or services are on the agenda or will be discussed.

CONCLUSION

This Report of Examination is based upon the information provided to the OIR from Lake Seminole Square, LLC and additional research conducted by the OIR.

The following individuals from the Florida Office of Insurance Regulation participated in the examination: Michael Rockwell, Senior Management Analyst Supervisor; Steven Waites, Financial Specialist; and Al Garabedian, Financial Specialist.

Respectfully submitted,



Carolyn M. Morgan, APIR
Director
Life & Health Financial Oversight
Florida Office of Insurance Regulation
Date Signed: 4/12/24