

Report on Examination

of

CC-Naples, Inc.

d/b/a

Vi at Bentley Village

Naples, FL

as of

December 31, 2022



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SCOPE OF EXAMINATION

The Florida Office of Insurance Regulation (“OIR”), Life & Health Financial Oversight unit, conducted a routine examination of CC-Naples, Inc. d/b/a Vi at Bentley Village (“Vi at Bentley Village”), 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 July 1, 2018, through December 31, 2022.

COMPANY HISTORY

CC-Naples, Inc., a Delaware for-profit corporation, was granted a certificate of authority by the OIR to offer continuing care contracts on April 2, 1984. CC-Naples, Inc. operates the continuing care retirement community facility Vi at Bentley Village located in Naples, Florida, that is operated by Classic Bentley Village, Inc., a Florida not-for-profit corporation and managed by Classic Residence Management Limited Partnership, an Illinois Limited Partnership.

Vi at Bentley Village operates on the calendar year from January 1 through December 31. As of December 31, 2022, there were 741 Continuing Care Units consisting of 551 Independent Living Units, 75 Assisted Living, 15 Memory Care, and 100 Skilled Nursing Units. As of December 31, 2022, CC-Naples reported in its annual report filed with the OIR: there were 847 individuals residing. The facility reports, pursuant to a continuing care contract, 758 residents in independent living, 55 residents in assisted living and memory care, and 34 residents in skilled nursing.

SUMMARY OF FINDINGS

Notifications to the OIR

Finding 1:

In one instance, pursuant to Rule Chapter 69O.193.003(6), Florida Administrative Code, Vi at Bentley Village failed to submit the required documentation to comply with the filing requirements of Section 651.043(2), Florida Statutes, with respect to the information required to be filed under Section 651.022(2), Florida Statutes, for each new management company or manager not employed by a management company.

Finding 2:

In three instances, pursuant to Section 651.043(2), Florida Statutes, Vi at Bentley Village failed to provide notification to the OIR in writing or electronically of any change in management within 10 business days.

Resident Council Required Disclosures

Finding 3:

In one instance, pursuant to Section 651.081(2), Florida Statutes, Vi at Bentley Village failed to provide documentation demonstrating that within 30 days after the election of a newly elected President or Chair of the Residents' Council, that the provider gave the President or Chair a copy of Chapter 651, Florida Statutes, and rules adopted thereunder.

Minimum Liquid Reserve

Finding 4:

In one instance, pursuant to Section 651.035(11), Florida Statutes, Vi at Bentley Village failed to fund the Minimum Liquid Reserve shortfall within 10 business days after the end of any fiscal quarter due to a change in the market value of the invested funds.

Quarterly Meetings with Residents

Finding 5:

In two instances, pursuant to Section 651.085(1), Florida Statutes, Vi at Bentley Village failed to provide documentation demonstrating that at least a 7-day advance notice of a quarterly meeting was provided to the residents.

MINIMUM LIQUID RESERVE

As of December 31, 2022, CC-Naples, Inc. had a Minimum Liquid Reserve that was funded in accordance with Section 651.035, Florida Statutes.

SUMMARY OF RECOMMENDATIONS

Notifications to the OIR

Findings 1 and 2: The OIR recommends that Vi at Bentley Village ensures the OIR is timely provided information and documentation for managers or management companies, in accordance with requirements of Chapter 651, Florida Statutes and Rule Chapter 69O-193, Florida Administrative Code.

Resident Council Required Disclosures

Finding 3: The OIR recommends Vi at Bentley Village establish adequate procedures to ensure that a newly elected President or Chair of the Residents' Council is given a copy of Chapter 651, Florida Statutes, and Rule Chapter 69O-193, Florida Administrative Code, in accordance with Section 651.081(2), Florida Statutes.

Minimum Liquid Reserve

Finding 4: The OIR recommends that Vi at Bentley Village establish adequate procedures and controls to ensure that the statutory required Minimum Liquid Reserve remains funded in accordance with Section 651.035, Florida Statutes.

Quarterly Meetings with Residents

Finding 5: The OIR recommends Vi at Bentley Village maintains documentation to demonstrate that the statutory quarterly meetings with residents are properly noticed, in accordance with Section 651.085(1), Florida Statutes.

CONCLUSION

This Report of Examination is based upon the information provided to the OIR by CC-Naples, Inc. 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; Al Garabedian, Financial Specialist.

Respectfully submitted,



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Director
Life & Health Financial Oversight
Florida Office of Insurance Regulation
Date Signed: 6/6/24