

**Report on Examination**

**of**

**Naval Continuing Care Retirement Foundation, Inc.**

**d/b/a**

**Fleet Landing**

**Atlantic Beach, Florida**

**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 Naval Continuing Care Retirement Foundation, Inc. d/b/a Fleet Landing (“Fleet Landing”), 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, 2014, through December 31, 2022.

## **COMPANY HISTORY**

Naval Continuing Care Retirement Foundation, Inc, a Florida not-for-profit corporation, was granted a certificate of authority by the OIR to offer continuing care contracts on April 13, 1989. Naval Continuing Care Retirement Foundation, Inc. operates the continuing care retirement community facility Fleet Landing located in Atlantic Beach, Florida.

Fleet Landing operates on the calendar year from January 1 through December 31. As of December 31, 2022, Fleet Landing reported in its Annual Report filed with the OIR: 690 Continuing Care Units consisting of 482 Independent Living Units, 94 Assisted Living Units, 24 Memory Care Units, and 90 Skilled Nursing Units. As of December 31, 2022, there were 853 individuals reported residing at Fleet Landing. The facility reports, pursuant to a continuing care contract, 697 residents in independent living, 29 residents in skilled nursing, and 68 residents in assisted living and memory care.

## SUMMARY OF FINDINGS

### New Financing, Refinancing, Additional Financing

#### Finding 1:

In two instances, pursuant to Section 651.019(2), Florida Statutes, Fleet Landing failed to submit copies of executed financing documents within 30 days after the closing date of the 2016 and 2018 financing transactions to the OIR as required.

### Residents Council Required Disclosures

#### Finding 2:

In nine instances, pursuant to Section 651.091(2)(i), Florida Statutes, Fleet Landing failed to provide documentation demonstrating that a copy of each quarterly statement was provided to the President or Chair of the Residents' Council for the required three quarters in 2020, 2021, and 2022.

## **MINIMUM LIQUID RESERVE**

As of December 31, 2022, Fleet Landing had a Minimum Liquid Reserve that was funded in accordance with Section 651.035, Florida Statutes and Rule Chapter 69O-193.050, Florida Administrative Code.

## **SUMMARY OF RECOMMENDATIONS**

### New Financing, Refinancing, Additional Financing

Finding 1: The OIR recommends Fleet Landing submits executed financing documents, escrow, or trust agreements prepared in support of such financing or refinancing transaction, to the OIR within 30 days after the closing date of financing, adhering to Section 651.019, Florida Statutes.

### Residents' Council Required Disclosures

Findings 2: The OIR recommends Fleet Landing 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, Florida Statutes.

## CONCLUSION

This Report of Examination is based upon the information provided to the OIR from Naval Continuing Care Retirement Foundation, 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.

Respectfully submitted,



Carolyn M. Morgan, APIR  
Director  
Life & Health Financial Oversight  
Florida Office of Insurance Regulation  
Date Signed: 10/30/23