

INDEPENDENT ASSISTED LIVING INTELLIGENCE

Essential Report

Independent due diligence for a three-facility shortlist

PALM BEACH COUNTY, FLORIDA

REDACTED REDACTED | REDACTED REDACTED REDACTED | REDACTED REDACTED

ESSENTIAL | \$149

A standalone comparison of regulatory history, ownership, care capability, pricing signals, family and employee experience, external events, and the highest-priority questions to resolve before choosing.

Research cut-off: July 31, 2026

1. Executive decision summary

No facility is clearly superior on every dimension. The decision depends on which uncertainties matter most and what the facility can verify before contract signing.

Dimension	REDACTED	REDACTED	REDACTED
Licensed ALF beds	88	93	167
Publicly visible continuum	AL + memory care	IL + AL + memory care	IL + AL + memory care
Nurse availability reported to Florida	Direct 24-hour	Direct 24-hour + part-time	Direct part-time
Current management since	Jul 2025	Jan 2020	Jul 2025
Current owner/licensee since	Dec 2025	Jan 2020	Apr 2023
Public starting-price signal	REDACTED marketplace	REDACTED marketplace; REDACTED estimate	Provider: IL REDACTED AL REDACTED MC REDACTED
Latest event reviewed	Feb 2026 standard: clean	Apr 2026 standard: 3 Class III	May 2026 complaint: clean
Primary uncertainty	Staffing/capability under new operator	Supervision and recent process findings	Operational stability during restructuring

PRICING CAUTION

Pricing figures are not directly comparable. Some are provider-published and others are marketplace estimates. Care-level charges may be additional. Obtain a current written scenario quote from each facility.

Current read, in one paragraph each

REDACTED strongest current family-experience signal, with recent operational questions. Its broad, positive review base and stable operator are meaningful. The April 2026 findings on resident supervision, continued residency and emergency planning still require a specific explanation.

REDACTED encouraging recent inspection, but staffing and care capability deserve focused verification. The February 2026 standard inspection was clean after 2025 findings were corrected. A new owner and relatively new management make current staffing evidence more important than older reputation alone.

REDACTED broad continuum and clear provider-published starting prices, but ownership restructuring is a material diligence item. Court-supervised monitoring found no immediate threat in the cited June report, while identifying HVAC/cooling and food-quality matters for follow-up.

Best fit by decision context

Decision context	Public-evidence implication
Positive day-to-day family	REDACTED currently has the strongest large-sample signal, subject to resolving the

Decision context	Public-evidence implication
experience	April 2026 supervision finding.
Explicit 24-hour nurse availability in state data	REDACTED and REDACTED report direct 24-hour availability. Verify who is physically onsite by shift.
Aging from independent living into higher care	REDACTED and REDACTED publicly offer IL, AL and memory care. REDACTED is focused on AL and memory care.
Jewish cultural or religious fit	All three show some public signal, but frequency, attendance and dietary practice require direct verification.
Ownership and management stability	REDACTED has the clearest continuity. REDACTED is in an owner Chapter 11 process, while REDACTED changed owner in late 2025.

2. Evidence method

This report separates hard records, reported experience, provider claims and interpretation. The evidence types should not be weighted equally.

Evidence type	How it is used	Typical confidence
Florida regulatory record	Licensing, ownership, nurse fields, inspections, correction dates	High for what the record states
Court and public records	Filed proceedings and status; allegations are not treated as proven	High for filing/status; lower for allegations
Family and resident reviews	Recurring themes, recency, contradictions and care-setting context	Medium; stronger with volume and consistency
Employee reviews	Potential staffing, workload, management or turnover signals	Low-medium; often small/self-selected
Provider website	Services, programs, staffing model and published prices	Claimed offering, not independent quality proof
Marketplace pricing	Directional starting-price and move-in signals	Low-medium until confirmed in writing

SCORING PRINCIPLE

No overall numeric quality score is used. The evidence is sufficient to identify strengths, concerns and unknowns, but not calibrated enough to justify artificial precision.

3. REDACTED REDACTED

WORKING ASSESSMENT

Recent regulatory trajectory is encouraging, but staffing/care capability and the 2025 ownership-management transition deserve direct verification. The June 2026 lawsuit is a material allegation to understand, but it has not been adjudicated.

Facility profile and care continuum

REDACTED Current owner VOP REDACTED REDACTED LLC since December 1, 2025; current management company since July 22, 2025. Florida lists a Limited Nursing Services specialty license, direct 24-hour nurse availability, memory care, therapy services and pet therapy. [S1]

The community offers assisted living and memory care, but no independent-living offering is visible in the current public profile. Provider material advertises access to 24-hour nursing, dementia-certified caregivers and onsite therapy. [S1, S3]

A January 2025 visitor review notes Friday Sabbath services; Seniorly also lists Jewish services. Current frequency and dietary practice remain unverified. [S5, S26]

Pricing and cost transparency

Caring lists a starting price of REDACTED month. REDACTED does not publish a current rate and asks families to request pricing. The provider calls rent all-inclusive, but community fees, higher care needs, medication management, annual increases and reassessment triggers are not publicly verified. [S3, S5]

Regulatory history

- Feb. 17, 2026 standard inspection: no deficiencies. [S2]
- Aug. 12, 2025 standard inspection: two Class III findings involving assistance with self-administered medication and Limited Nursing Services. Both recorded corrected Jan. 9, 2026. [S2]
- Sept. 13, 2023 complaint inspection: Class I resident-rights/facility-procedures finding, corrected Oct. 31, 2023. It predates the current owner and management. [S2]

Family, employee and service signals

A Place for Mom reports 43 reviews and an 8.9/10 proprietary score; Caring reports 4.0/5 from 18 reviews. A small facility-specific employee sample includes staffing/qualification concerns. Recent hiring listings are questions to explore, not proof of turnover. [S4, S5, S6]

What to verify

- Provide direct-care staffing by shift, separating RN/LPN coverage from aides and med-techs.
- Explain what caused the 2025 nursing and medication findings and what changed before the clean 2026 inspection.
- Describe leadership and frontline turnover since the July-December 2025 transition.
- Provide a current written fee schedule and three care-level scenarios.

6. Practical shortlist guidance

This is not a recommendation to select a particular facility. It shows where public evidence supports confidence and where direct verification remains necessary.

Facility	What supports confidence	What must be resolved
REDACTED	Clean recent standard inspection; state reports direct 24-hour nurse availability; positive family signal; smaller setting	Staffing/capability; new operator period; current total price; pending allegation concerning prior operating period
REDACTED	Stable operator; strongest broad family signal; IL-AL-memory continuum; state reports direct 24-hour nurse availability	April 2026 supervision/emergency findings; current total price after care tiers
REDACTED	Broad continuum; provider-published starts; active lifestyle signal; large positive family base	Chapter 11 context; HVAC/food follow-up; licensed-nurse coverage; care-cost escalation; memory-care consistency

7. Essential tour and contract checklist

A vague sales answer should be treated as unanswered. Ask for written evidence where the issue affects safety, cost or move-out risk.

Topic	Question	Facility
Staffing	How many caregivers, med-techs and RN/LPNs are physically present on day, evening and overnight shifts?	All
Turnover	What was caregiver and nurse turnover in the last 12 months?	All
Pricing	What is the total monthly cost for the assessed needs, not the starting rate?	All
Price change	What events trigger reassessment, fee increase or change of care level?	All
Annual increase	What were the last two annual rent increases for existing residents?	All
Aging in place	Under what conditions would the resident need to move out or transfer?	All
Regulatory	Explain the 2025 nursing/medication findings and current controls.	REDACTED
Regulatory	Explain the April 2026 supervision finding and corrective action.	REDACTED
Ownership	How could Chapter 11 or a sale affect deposits, contracts or operations?	REDACTED
Physical plant	What action was completed on the 2026 HVAC/cooling concern?	REDACTED
Culture	Which Jewish services run today and what dietary accommodation is available?	If relevant

8. Important limitations

- Public pricing is often incomplete, promotional, estimated or based on a different care level. Only a current written facility quote is decision-grade.
- Florida nurse-availability fields do not provide staffing ratios or guarantee that a licensed nurse is physically present every minute of every shift.
- Reviews are self-selected and may mix assisted living, independent living, memory care, tours and different management eras.
- A lawsuit states allegations; it does not establish liability unless adjudicated or otherwise resolved.
- Chapter 11 is a restructuring process and does not by itself imply unsafe care or closure.
- This report does not benchmark every inspection outcome against a normalized Florida peer cohort.
- Public information can change after the research cut-off. Recheck regulatory, ownership, court and pricing information before a final decision.