APPROVED BY
DIVISION OF ADULT CARE FACILITY & ASSISTED LIVING SURVEILLANCE
NYSDOH REGIONAL OFFICE
INITIALS: [illegible] DATE: 12/22/21

The Chelsea at Brookhaven

This is an Addendum to a Residency Agreement made between Brookhaven Senior Living, LLC (the "Operator"),_____, (the "Resident or You"), _____, (the "Resident's Representative"), and_____, (the "Resident's Legal Representative"). Such Residency Agreement is dated_____.

This Addendum adds new sections and amends, if any, only the sections specified in this Addendum. All other provisions of the Residency Agreement shall remain in effect, unless otherwise amended in accordance with this Agreement. This Addendum must be attached to the Residency Agreement between the parties.

I. Special Needs Assisted Living Certificate

The Operator is currently certified by the New York State Department of Health to provide Special Needs Assisted Living at The Chelsea at Brookhaven located at 1Meadow Lane, Yaphank, NY 11980

II. Physician Report

The Resident/Resident's Representative/Legal Representative has submitted to the Operator a written report from the Resident's physician, which states that:

a. The Resident's physician has physically examined the Resident within the last month prior to the Resident's admission into this Special Needs Assisted Living Residence;
b. The Resident is not in need of twenty-four (24) hour skilled nursing care or medical care which would require placement in a hospital or nursing home;
c. The Resident has a diagnosis of Dementia.

III. Request For and Acceptance of Admission

The Resident/Resident's Representative/Legal Representative have requested to become a Resident at this Special Needs Assisted Living Residence and the Operator has accepted the request.

IV. Specialized Programs, Staffing Levels, Staff Qualifications and Environmental Modifications

Specialized Programs. Residents admitted into the Special Needs Assisted Living Residence are provided an innovative and personalized program where Residents with memory impairment receive the stimulation and encouragement, they need to preserve skills and to thrive with the highest possible level of independence. These specialized programs and amenities include, but are not limited to, the following:

a. Accommodations in a secured unit to prevent elopement;
b. Private dining room;
c. Program of social and recreational activities; highly trained professional and para-professional staff to assist Residents and enhance their physical and emotional well-being;
d. Comprehensive assessment services through cooperative relationships with multi-disciplinary teams of social worker, nurses, psychologists and board-certified geriatric psychologists.

Staffing Levels. The Special Needs Assisted Living Residence has a full-time dedicated director (a Licensed Nurse) and Case Manager overseeing the development and implementation of all individualized service plans. At full capacity, there are at least Three (3) resident care aides assigned

to the Special Needs Assisted Living Residence during the day and evening shifts, plus a Licensed Nurse. There are at least two (2) resident care aides assigned to the Special Needs Assisted Living Residence during the overnight shift. A medication aide is assigned to each shift. Additionally, other staff, not specifically assigned to the Special Needs Assisted Living Residence are available to assist Residents.

Personal Care Staff Qualifications. Personal care is provided by home health aides who are supervised by Licensed Nurses. All staff are required to complete annual in-services as mandated by the New York State Department of Health. Additional in-services relevant to serving persons in the Special Needs Assisted Living Residence are provided. These trainings may be specific to a particular Resident need and/or be topic focused to ensure staffs ongoing capacity to safely render care, improve understanding, and support a philosophy of maintaining a Resident's best ability to function.

In addition to salaried employees, The Chelsea at Brookhaven contracts with a Registered Dietician and a PhD Pharmacy consultant.

The Registered Dietician conducts monthly visits during which the following is provided:

6. Kitchen sanitation inspection and consultation with Food Service Director and Staff;
7. In-Service education for dietary Staff;
8. Assessment and documentation of Residents with five-pound weight change;
9. Resident education lecture;
10. Exit interview and follow-up report (issues).

The PhD Pharmacy Consultant conducts monthly visits during which the following is provided:

5. Medication review for all Residents in the community;
6. When requested, in-services for Medication Aides and Licensed Nurses;
7. When requested, Resident education lecture.
8. Exit interview and follow-up report.

Environmental Modifications. Environmental modifications have been made to protect the health, safety and welfare of persons living in The Chelsea at Brookhaven and are described below.

1. Handrails on both sides of all Resident-use corridors and stairways.
2. Centralized Emergency Call Systems. A centralized emergency call system throughout the community, including common use bathrooms, and in all Resident suites and bathrooms. Wall techs are located in Resident bathrooms and bedrooms. Alerts are transmitted to the Front Desk who disseminate the information to staff. Response times and reports can be extracted from the system.

3. Automatic Sprinkler System. Sprinklers are located throughout the building. These are in the common areas, Resident bedrooms, suite kitchenettes, suite living rooms, all bathrooms, stairwells and closets.
4. Supervised Smoke Detection System. Smoke detectors are located throughout the building and positioned eight (8) feet apart in all common areas. They are also located in each Resident bedroom and suite kitchenette.
5. Fire Protection System. The fire alarm system is tied directly to a twenty-four (24) hour attended central alarm company, the local fire department, and the local police department. When a fire is detected, the fire and police departments are automatically dispatched unless The Chelsea at Brookhaven informs them that it is a false alarm.
6. Smoke Barriers. Smoke barriers divide each floor into at least two smoke compartments, each of which does not exceed 100 feet in length.
7. Safety Windows. Resident apartment windows open only 4 inches

Memory Care specific additional environmental modifications:

1. First Floor Location. The Memory Care Unit (Country Cottage) is located on the first floor allowing street egress. A courtyard is located on the first floor and may be used by the Memory Care Residents. The courtyard is enclosed by fencing and can be accessed through one main door leading directly from and into the memory care unit and a door leading to the exterior of the building beyond the courtyard. Both egresses are linked to the emergency egress system (described below);
2. Emergency Egress Doors with Lockout Delay. Alarms will sound when the door is pushed and after 15 seconds the door releases. The system is bypassed when the fire alarm is triggered and access to the corridors and stairwells are available.

[*Signature Page Follows*]

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V. Addendum Agreement Authorization

We, the undersigned, have read this Addendum Agreement, have received a duplicate copy thereof, and agree to abide by the terms and conditions therein.

The Chelsea at Brookhaven

_____
(Signature)

_____
(Print Name/Title)

_____
(Date)

Resident

_____
(Signature)

_____
(Print Name)

_____
(Date)

Resident's Representative

_____
(Signature)

_____
(Print Name)

_____
(Date)

Resident's Legal Representative

_____
(Signature)

_____
(Print Name)

_____
(Date)

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