MINUTES OF THE
ASBURY ATLANTIC, INC.
MEETING OF THE BOARD OF DIRECTORS

May 23, 2019

Asbury Atlantic, Inc. is a not-for-profit, tax-exempt corporation. Our charitable purpose is to create services for older adults that enhance the value of the entire span of life. The Asbury organization provides housing, healthcare, and other services to residents of its continuing care retirement communities, with a sense of financial security through our benevolent care program. Our charitable purpose and faith-based heritage guide our decisions and direction as we serve our residents and future generations of seniors. Asbury also reaches out to individuals and other organizations serving older adults in the communities in which its communities exist.

MEETING ATTENDEES

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<th>Board of Directors</th>
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<tr>
<td>Robert Boyd, Chair</td>
<td>Louis Grammes</td>
<td>Nicholas Serenyi</td>
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<td>Dr. Robert Burke</td>
<td>Thomas Holets</td>
<td>Carolyn Stamatakis</td>
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<td>Annice Cody</td>
<td>Doug Leidig, CEO</td>
<td>Timothy Trissler</td>
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<td>Jeffrey Enrico</td>
<td>David Lingrell</td>
<td>Nellie Ward Cole</td>
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<td>Richard Findley</td>
<td>Larry Parks</td>
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<th>Staff</th>
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<td>Andrew Jeanneret, CFO</td>
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<td>Salome Nengean, Staff Counsel</td>
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ITEM: CALL TO ORDER/CONSENT RESOLUTION

The meeting of the Board of Directors of Asbury Atlantic, Inc. was called to order by the Chair at approximately 8:00 a.m., a prayer was offered.

The Chair referred to the Consent Resolution contained in the Board Packet for the May 23, 2019 Asbury Atlantic, Inc. Board of Directors meeting (“Board Packet”), attached hereto.

Action: The following motion was duly seconded and unanimously approved.

IT IS HEREBY RESOLVED that the following be, and they are hereby, adopted, ratified, and/or approved as applicable:

1. Approval of Minutes. That the minutes of the April 25, 2019 Board of Directors meeting be, and they are hereby approved as they appear in the Board Packet, on Board Effect, for the May, 23 2019, Board of Directors Meeting (“Board Packet”).
2. **Set Agenda.** The agenda for the May 23, 2019 Board of Directors meeting, as it appears in the Board Packet for the May 23, 2019 Board of Directors meeting.

**ITEM: REPORT**

Quality and Operations Committee Chair, Ms. Annice Cody provided the Board with an update on the Committee’s work, noting that the Committee met on May 14, 2019 and reviewed the following:

**Strategic Goals and Activities: Provider of Choice**

There are three activities in furtherance of that goal: one, achieve top quartile performance for “Would you recommend” factor in Holleran Residential Living survey. In 2019, the goal is to achieve CCRC average of 50th percentile (87.2% 2018). In the first quarter of the year, Asbury Atlantic communities have been implementing action plans based on the 2018 Holleran survey results. A six-question Pulse Survey, designed to measure improvement on action plans, as well as “Would you recommend,” is currently being administered. Results are expected to be received in the third quarter. Second, achieve at least a 4-Star overall rating in the CMS Five-Star Rating System. In 2019, the goal is for at least three (3) CCRCs to attain four (4) or above overall stars. In the first quarter, all Asbury Atlantic communities are currently achieving at least 4 overall stars. Third, attain Planetree® person-centered certification at each community. The goal in 2019 is for each CCRC to attain at least ten (10) Planetree® defined milestones. In the first quarter, all Asbury Atlantic communities have identified at least ten (10) milestones and are on track to attain them by December 31, 2019. While Bethany Village has already attained certification, they did so under previous Planetree criteria; therefore, they are in the same planning phases as the other communities under the revised criteria.

**CMS Overall Star Ratings**

Ms. Cody noted that the previously frozen CMS star ratings have now been unfrozen; the ratings are now being conducted under the new rating criteria. Asbury Atlantic communities’ ratings are as follows: Bethany Village increased to 5 Stars because of health inspection Star rating increase; Forest View decreased to 4 Stars as a result of staffing changes which caused the Staffing Star to decrease; Wilson Health Care Center retained its 5 Star rating; Asbury Solomons retained its 5 Stars.

**3 Year Rolling Star Dashboard**

Ms. Cody referred to the chart included in the Board’s packet but highlighted the following communities’ performance: Asbury Solomons has been 5 Star rated in all periods shown; Wilson Health Care Center has been 5 Star rated since September 2016 with a single exception; Bethany Village maintained a 5 Star rating for the 2nd consecutive quarter.
Surveys

The Chair noted that Wilson Health Care Center had its annual survey in the first quarter and no major issues were cited.

QAPI Projects

The Chair highlighted four on-going projects, noting that there are no issues on any of the projects, rather, each project is simply a continuous quality improvement (“CQI”) initiative: Bethany Village is analyzing alarm use, working to reduce nursing associates turn over, reexamining anxiolytic medication; Forest View is working to reduce pressure ulcers, pain, and urinary tract infections; Asbury Solomons is working to improve medication delivery, falls, snack program; and Wilson Health Care Center is working on reducing hospital readmissions.

Other Items

Ms. Cody highlighted that all Atlantic communities are on track with education and preparation related to:

- Patient Driven Payment Model (“PDPM”) and ICD10 Coding changes which are to take effect October 1, 2019

Further, she highlighted the following:
- Asbury Solomons has consistently been achieving their current Case Mix Index goal
- Bethany Village and Forest View are also now achieving the current Case Mix Index goal
- Wilson Health Care Center has been making steady progress and is close to their current Case Mix Index goal. She noted that the current Case Mix Index goals are the Maryland and Pennsylvania State averages for CMI. Current CMI performance is a positive indicator of future performance under PDPM. Goals are increased following a trend of consistent achievement.
- Curavi (formerly TripleCare) Telehealth pilot at Wilson Health Care Center, which started in December 2017, resulted in seventy-four percent (74%) of residents being treated in place versus being transferred to the hospital during nighttime hours through March 6, 2019.
- PEPPER, the robot, is currently receiving additional programming and will be introduced to Bethany Village residents on June 6, 2019.

Following her report, the Board engaged in a wide-ranging discussion, including questions around staffing challenges which are affecting star ratings and each community’s strategy to address the issue; the metrics being used to measure provider of choice goals, whether communities can achieve 5 stars given how easily the staffing challenges can affect star ratings.
ITEM: NEXT MEETING & ADJOURNMENT

The Chair noted that the next meeting will be held on August 8, 2019 at 8:15 a.m. The Chair asked if there was any further business, there being none, the meeting was adjourned at approximately 8:38 a.m.

[Signature]
Robert Burke, Secretary