

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: 425131	(X2) MULTIPLE CONSTRUCTION A. Building B. Wing	(X3) DATE SURVEY COMPLETED 06/24/2025
NAME OF PROVIDER OR SUPPLIER The Oaks Post Acute		STREET ADDRESS, CITY, STATE, ZIP CODE 151 Lovely Drive Orangeburg, SC 29115	

For information on the nursing home's plan to correct this deficiency, please contact the nursing home or the state survey agency.

(X4) ID PREFIX TAG	SUMMARY STATEMENT OF DEFICIENCIES (Each deficiency must be preceded by full regulatory or LSC identifying information)
<p>F 0602</p> <p>Level of Harm - Minimal harm or potential for actual harm</p> <p>Residents Affected - Few</p>	<p>Protect each resident from the wrongful use of the resident's belongings or money.</p> <p>**NOTE- TERMS IN BRACKETS HAVE BEEN EDITED TO PROTECT CONFIDENTIALITY** Based on observation, record review, and interview, the facility failed to ensure that Resident (R)3 was free from misappropriation by Certified Nursing Assistant (CNA)1, for 1 of 3 residents reviewed for misappropriation or property.</p> <p>Findings include:</p> <p>Review of the facility policy titled Abuse, Neglect, Exploitation or Misappropriation - Reporting and Investigating last revised on September 2022, revealed All reports of resident abuse (including injuries of unknown origin, neglect, exploitation of resident property are reported to local, state, and federal agencies (as required by current regulations) and thoroughly investigated by facility management. Findings of all investigations are documented and reported. If resident abuse, neglect, exploitation, misappropriation of resident property or injury of unknown source is suspected, the suspicion must be reported immediately to the Administrator and to other officials according to state law. The Administrator or individual making the allegation immediately reports his or her suspicion to the following persons or agencies; the state licensing/certification agency responsible for surveying/licensing the facility, the local/state ombudsman, the resident's representative, law enforcement officials, the resident's attending Physician and the facility Medical Director.</p> <p>Review of the undated facility policy titled Resident Rights revealed, Employees shall treat all residents with kindness, respect, and dignity. Federal and state law guarantee certain basic rights to all residents of this facility, these rights include a dignified existence, be treated with respect, kindness, and dignity. To be free from abuse, neglect, misappropriation of resident property, and exploitation.</p> <p>Review of R3's Face Sheet revealed R3 was admitted to the facility on [DATE], with diagnoses including but not limited to: Type 2 Diabetes without complications, hypertension, protein calorie malnutrition, and muscle spasm.</p> <p>Review of R3's Quarterly Minimum Data Set (MDS) with an Assessment Reference Date (ARD) of 04/29/25, revealed R3 had a Brief Interview for Mental Status (BIMS) score of 15 out of 15, which indicated that R3 was cognitively intact.</p> <p>Review of a Grievance dated 06/02/25, revealed, [R3] had theft from her bank account after allowing [CNA1] to borrow her phone. Social Worker met with [R3] to interview, law enforcement notified.</p> <p>(continued on next page)</p>

Any deficiency statement ending with an asterisk (*) denotes a deficiency which the institution may be excused from correcting providing it is determined that other safeguards provide sufficient protection to the patients. (See instructions.) Except for nursing homes, the findings stated above are disclosable 90 days following the date of survey whether or not a plan of correction is provided. For nursing homes, the above findings and plans of correction are disclosable 14 days following the date these documents are made available to the facility. If deficiencies are cited, an approved plan of correction is requisite to continued program participation.

LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATURE	TITLE	(X6) DATE
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<p>F 0602</p> <p>Level of Harm - Minimal harm or potential for actual harm</p> <p>Residents Affected - Few</p>	<p>Review of an Incident/Investigation Report dated 06/02/25 at 11:31 AM, revealed, Crime Incident - Wire Fraud; value \$21.05; On 06/02/25 this unit responded to the incident located in reference to wire fraud. The Administrator informed this unit that a Resident [R3] had made a complaint in reference to larceny of money by an employee [CNA1]. [R3] stated that [CNA1] borrowed her cellphone for approximately 30 minutes to find her personal cellphone. [R3] stated that [CNA1] returned her phone and told the resident that she located her cellphone in the grass, however [R3] stated she received notifications from Cash App informing her that someone accessed her account and attempted to transfer two separate transactions totaling \$700 to [CNA1] account but they were decline by [R3's] bank. A single transaction for \$10.00 did go through but the funds were returned to fraudulent activity. She also stated her Shien Account was accessed, and a \$21.05 order was placed. Additionally, another order was placed for \$96.26 but was declined. This unit provided [CNA1] with her [NAME] rights prior to interviewing her, [CNA1] stated that on 05/29/25 she borrowed R3's cellphone for approximately five minutes and utilized it to locate her cellphone. [CNA1] advised [R3] she located her cellphone in her vehicle and returned [R3's] cellphone to her. When questioned in reference to the three Cash App transactions made from [R3's] account to hers she denied the \$600 and \$100 attempt but stated that she must have used the wrong phone to send her son \$10.00, [CNA1] denied knowledge of the two transactions made towards the Shien account. Ultimately [R3] declined prosecution, Administrator informed this unit the facility was required to report the incident to the state agency. She also stated that [CNA1] would be placed on suspension while the facility completed an investigation.</p> <p>During an interview on 06/23/25 at 10:05 AM, R3 revealed that on 05/29/25 they received a text message from their bank related to a \$600 authorization from Cash App to send to CNA1. R3 further stated that she replied to the text message no and then called her bank and was informed by a Fraud Investigator about other potentially fraudulent activities which included requests through Cash App for \$100 which was also denied by the residents financial institution. The fraud investigator informed R3 that two successful transactions were completed by CNA3, the first was \$10 which were later credited back to the residents account and a \$21.05 through an online shopping website ([NAME]). R3 stated that she would often let CNA1 and other staff members charge their phones because they often have the same type of phone (iPhone). R3 was able to recall CNA1 borrowed her phone because CNA1 told the resident that she had misplaced her personal phone and needed to call it so she can locate it. R3 stated that CNA1 borrowed her phone for about 30 minutes and then returned it to her, R3 then later received the fraudulent text messages from her bank. R3 stated that they spoke with law enforcement about the incident but declined to press charges on CNA1, she always so kind to me and I didn't want her to get into trouble with the law. R3 stated she was disappointed.</p> <p>During review on 06/23/25 at 10:05 AM, of R3's cellphone, revealed text messages from her financial institution alerting her of potential fraud on 05/29/25 at 3:58 PM. R3 also showed her bank statement from May 2025, which revealed CNA1's name making an attempt to send \$10.00 to herself and a \$21.05 order for [NAME] Clothing which the resident denies attempting herself.</p> <p>During a phone interview on 06/23/25 at 11:21 AM, R3's Resident Representative (RR) revealed that he was disappointed and frustrated that a staff member would take money from his mother. R3's RR further stated that he didn't know much about the incident and could not recall if the facility notified him about the incident.</p> <p>(continued on next page)</p>		

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<p>F 0602</p> <p>Level of Harm - Minimal harm or potential for actual harm</p> <p>Residents Affected - Few</p>	<p>During a phone interview with CNA1 on 06/23/25 at 3:19 PM, revealed that they denied misappropriating any funds from R3 or any other residents. CNA1 stated, One time by accident [R3] sent her \$10.00 through Cash App but they denied the transaction and sent the resident back the money. CNA1 further stated they were unsure of how R3 knew their personal Cash App identification. R3 stated that they are currently suspended from the facility due to the allegation of misappropriation of resident property and has been suspended for approximately 2 weeks and are unsure when they will be able to return to the facility.</p> <p>During an interview on 06/23/25 at 3:53 PM, the Social Services Director (SSD) revealed they were informed by the Activities Director (AD) that R3 wanted to speak with her because she had received notification from her financial institution that detected fraudulent activity with her account, after allowing a staff member (CNA1) to borrow her phone. The SSD and the AD went to go speak with R3 regarding her concern. The SSD stated that R3 said that she allowed CNA1 to use her phone because CNA1 told the resident that she misplaced her phone and she needed to call to it to locate it. R3 told staff that CNA1 took her phone outside of her room to call her own phone. The SSD further stated that during interview with the resident she was able to show text messages from her bank notifying R3 of the potentially fraudulent activity through Cash App and [NAME] (online clothing store). While interviewing R3 she stated that she did not approve these transactions and was notified as well.</p> <p>During an interview on 06/24/25 at 11:17 AM, the Director of Nursing (DON) and the Administrator revealed that they were notified of this incident by the SSD and Activities Director. CNA1 was at work when the resident reported the misappropriation, and she was immediately pulled from the unit and interviewed by facility staff and law enforcement. CNA1 denied misappropriating from the resident however, due to law enforcement having R3's text messages and bank statement they wanted to arrest her for theft. R3 did not want to press charges against CNA1 therefore law enforcement could not arrest CNA1. CNA1 was placed on suspension on 06/02/25 and was later terminated from the facility on 06/06/25 after the investigation was completed and the substantiation of the allegation of misappropriation of property.</p>		