

HISTORY OF JOHN KNOX VILLAGE OF FLORIDA, INC.

John Knox Village is a not-for-profit Corporation, which was formed under the laws of the State of Florida on February 2, 1978. The Corporation was organized solely for general charitable purposes to purchase and operate the property known as John Knox Village of Florida, Inc., from John Knox Communities, Inc.

The original facility opened in 1967 and operated under the corporate name of Gulfstream Baptist Association. Dr. Mack R. Douglas was the primary leader and visionary. As the project progressed, a Board of Directors consisting of both residents and men who were involved in creating the buildings and grounds, managed the Corporation. The first buildings were two villas containing six units situated on one acre of land.

Additional land, villas and a man-made lake were gradually added to the campus. The East Lake apartments, consisting of a three story, 39 unit building was opening during 1970 and the Gulfstream Baptist Association changed its corporate name to the Baptist Village, Inc.

Between 1970 and 1972 several new facilities were constructed and opened at the existing site. These additions included:

- Cassels Tower, a 17-story apartment building containing 210 units
- Health Center, one wing (East), a 709-bed facility providing nursing home care
- Kitchen and Dining Room, a one-story building attached to the Health Center
- An additional 53 villas containing 159 units

In June 1972 Baptist Village, Inc., became First Baptist Church of Margate, Florida Inc., and operated the facility until September 10, 1973. It was forced into bankruptcy by a foreclosure on one of its facilities, Essex Tower. Petition for reorganization under Chapter 11 was denied. The Federal Court appointed a Trustee under Chapter 10. The operating deficits were caused by expansion without adequate revenues from endowment and monthly fees.

In Spring 1976, Essex Tower was sold back to the mortgagee, American Savings and Loan. Residents of that facility were given legal right to transfer to the Pompano Beach property, thereby securing their original life care contracts.

They operated under the jurisdiction of the Bankruptcy Court until October 1, 1976 at which time the Court approved the sale of the property to John Knox Communities, Inc., a Missouri non-profit corporation. Dr. Kenneth P. Berg was the president of this retirement community development company. John Knox Communities, Inc., operated the property under a management contract with Christian Services International, Inc., a proprietary corporation, which provided contract management to retirement communities in the United States.

In May 1978, John Knox Communities, Inc., sold the existing property to John Knox Village of Florida, Inc. Concurrent with that sale, John Knox Village of Florida, Inc. entered into a separate five-year management contract with Christian Services International.

Between 1978 and 1980, additional new facilities were constructed and opened at the existing site. These additions included:

- Village Towers, a ten-story apartment building containing 203 units.
- Health Center, west wing, a two-story building attached to the existing building, with 50 additional nursing home beds and a 28-unit Assisted Living Center
- An additional 11 villas containing 33 units

In July 1980, John Knox Village of Florida, Inc terminated the management contract with Christian Services International. John Knox Village of Florida, Inc. has operated with a local Board of Directors and no management contract since that time.

The first President of the Board under this new arrangement was Paul Bayse. Frank H. Furman, Jr., from Pompano Beach and Sarah Large the first Resident Board member were an important part of the new Board.

In June 1986, the Board approved an aggressive long-range plan for the next five years. The key elements of the plan included:

- Construction of a new Chapel/Auditorium
- Construction of a new Assisted Living Center with rooms for 60 Residents
- Remodeling of the existing Assisted Living Center on the second floor of the Health Center to provide 57 additional nursing home beds
- Renovation of the kitchen
- Installation of an emergency call system for all apartment units
- Purchase of adjacent land from Columbia Hospital for employee parking

In July 1987, John Knox Village created a wholly owned, for profit subsidiary named Support System Services Corporation for the purpose of providing private duty aides and nursing services to Residents in their apartments, Assisted Living or the Health Center. The name was changed to John Knox Home Health Agency Inc., in 1992.

In January 1992, the Board approved the purchase of a small strip of land adjacent to Northeast Garden Villas.

A program allowing Residents on-campus medical services began with the opening of the Medical Offices in 1992.

The new Assisted Living Facility with 60 units opened on June 25, 1990. Two more units were built in 1996 for a total of 62. In 2003, the Assisted Living Facility name was changed to Gardens West.

Plans for a new Therapy Center were developed that would allow additional physical, speech and occupational therapies for the Residents. The Rehabilitation Center opened in September 1994.

Throughout 1993, the Health Center explored sub-acute care in a nursing home. A 25-bed certified Medicare unit was begun in the remodeled area of the second floor of the West Wing. IV Therapy and respiratory services were added as additional therapies available to Residents. A 30-bed Special Care Unit for Alzheimer/Dementia Residents was established on the first floor of the East Wing and expanded to 70 beds in 1994. This unit was named the Village Glen in 1997.

The City of Pompano Beach vacated Southwest Sixth Street and dedicated it to the Village in April 1994. Over a period of several years a guardhouse and fencing had been installed.

During 1995-1997, the Village began discussions with Columbia Pompano Beach Medical Center to acquire property owned by the hospital. A small strip of land along I-95 was initially sold and then a larger parcel of 6.12 acres along SW Third Street was acquired.

In order that independent Residents could be served in their apartments and villas, a Medicare Certified Home Health Agency based as part of the skilled nursing facility was established in June 1996 under a Certificate of Need (CON) waiver. Due to changes in the Medicare reimbursement program and a decline in the census, the decision was made to discontinue the Medicare Agency and operations ceased on December 31, 1998.

In 1998, the Village broke ground on three new projects: The Family Room addition to the Health Center, expansion of the Patio Dining Room and a new Plant Operations Building. These additions to our campus were completed in 1999. The old Maintenance Building was renovated into a Workshop and the Resident Auxiliary Service official showroom in 2000.

The Bogosian property (5.06 acres located to the north of the John Knox Village campus) was purchased in January 1999. This land, along with two other properties previously acquired gave the Village over 13 contiguous acres for development. The Board of Directors met on August 19, 2000 to approve a Master Plan for John Knox Village, which included additional independent living units, a new Alzheimer's unit and expansion of Gardens West (Assisted Living).

After doing due diligence, the Board approved construction of a new tower (Heritage Tower), with 120 living units. Following a successful marketing campaign, the groundbreaking ceremony was held on August 19, 2002. Heritage Tower was completed on September 28, 2004 and new Residents began moving in on October 7, 2004. A new entrance to the Village on John Knox Village Boulevard was constructed and opened at the same time.

The Village purchased the Medical Office Building previously associated with the hospital in 2002. The building, now known as the Professional Center plus three acres of land is a wonderful addition to our campus.

In April 2004, The South Florida Business Journal recognized the Village as the 2004 Business of the Year in Health Care.

The land use plan for John Knox Village was changed to a Local Activity Center (LAC) designation. This amended plan was approved by Broward County on March 15, 2005 and officially recorded on February 23, 2007. The next steps will be to have one zoning and one plat for the entire Village.

The East Lake Renovation project was completed in December 2006. The project included installation of a fire sprinkler system, washer/dryers in each apartment, keyless entry locks, new security entrance system, fire door replacement, elevator upgrade, mail alert system, renovation of all common area interiors, new furnishings, window treatments, signage and remodeled public restrooms.

The John Knox Village Foundation was officially recognized by the IRS as a 501 (c) (3) charitable organization on June 22, 2006. The organizational meeting of the Foundation Board of Directors was held on July 26, 2006. The transfer of funds from John Knox Village of Florida, Inc. to the Foundation took place on March 1, 2007.

Robert P. Scharmann
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