

TIMBERLANE NEIGHBORHOOD IMPROVEMENT & BEAUTIFICATION DISTRICT

MINUTES OF REGULAR MONTHLY MEETING OF THE BOARD OF COMMISSIONERS

June 20, 2024, 6:30 PM

Conducted at Café Hope, Gretna, LA, and via Zoom

MEETING CALLED TO ORDER (6:31 PM)

Roll call: Chairman Jon McGill, present; Ann Berthelot, present; Gary Chauvin, present; John Firestone, present; Pamela Russell, present via Zoom. Quorum was present. Panelists: Luis Arocha, Donny Darville. Attendees: Two attendees via Zoom, three attendees at clubhouse.

AGENDA ITEMS

1. Approval of the Minutes from the Regular May 16, 2024, TNIBD Meeting

MOVER:	McGill
SECONDER:	Berthelot
ACTION:	APPROVE DRAFT MINUTES
VOTE:	5 – 0
YEAS:	Berthelot, Chauvin, Firestone, McGill, Russell
NAYS:	None

2. Café Hope and Clubhouse Update

Luis Arocha provided an update. There is a small setback on the schedule for the lower ballroom, now scheduled to be finished by July 15. The upper ballroom is scheduled to be finished at the end of August. The source of the delay was a complication with the spindles on the stairway, with disagreement between the state fire marshal and the historical society. Architect Brady Garrity has come up with a compromise that he feels will satisfy both organizations.

The pool restrooms need more work and should be finished in another two weeks. There was some miscommunication regarding the gym, which will cause a delay; a vendor had removed the pads from all the equipment without anyone's permission. Luis stated that the replacement pads should be installed in another couple of weeks. They have ordered for the pads a high-quality material called ballistic leather, which should last much longer than typical leather, but it is on back order.

3. Century Update

Donny Darville provided an update. Noteworthy items follow. KPI for May 2024: Rounds played were up 2 percent from prior year; year-to-date we are trending ahead of the prior year. The daily fee average is up to \$53.86, a record high. There were six enrollments for non-resident golf members and seven enrollments for GolfVantage. Revenues are on track for what was budgeted, a slight increase over the prior year. There were some savings on expenses, principally from delaying some chemical applications.

The new GPS carts are expected to ship next week. Donny stated that the geofencing is expected to take two to four weeks to adjust. This functionality adds a layer of security, since it can block the cart from being driven to unauthorized places. It is also helpful for the players because it provides a number of useful features; for example, it shows a map of the hole being played and provides yardages. Donny added that advertising sales are expected to offset some of the additional costs of the carts (the screens can also show ads).

Century's senior agronomist visited the course, and Donny reported that he said the greens are in the best condition he has ever seen them. Donny said there is still a lot of Bermuda grass, which is an excellent development because they can focus on improving the putting surface—no need to fill in bare spots and to get the grass healthy and fertile again—and lower the height of the mowing. This all contributes to better playability.

The excellent condition of the greens also allows them to turn their focus to the fairways. The sprinkler heads have been working manually, and the process of automation is underway.

Chairman McGill then turned the discussion to the empty ponds. He stated that Richie had filled the ponds as requested, but they drained overnight. Jon then said that this needs to be repeated until a seal, or barrier, forms to hold the water. He asked Donny what the options are should this not work. Donny replied: (1) Try filling again. (2) Dredge two of the three problem ponds to clean out the base and fill in the areas that are not holding water. Some, maybe all, of this could be done in house. (3) Place a liner in the bottom of the ponds to hold the water. They have a vendor who can quote a price on that. For this option, a long arm excavator would be needed. Donny suggested that Commissioner Chauvin might be able to locate one.

Chairman McGill asked Donny to work with Richie to keep filling the ponds and to get quotes on dredging to fill in the lower spots and cleaning up the deeper sides. The goal is to keep all the ponds, although they might shrink in size, by deepening them. Once these ponds are cleaned up around the edges, weeding can be carried out more effectively. The pond on fairway nine will be left the way it is—more “natural” because that is suited to its location—whereas the others will be “manicured,” meaning that they will be filled with clear water.

These issues are the result of two occurrences. First, the heavy rains (more than 100 inches) of 2022 caused the ponds to swell, with resulting overgrowth of weeds; because it was so saturated, equipment could not be brought in, so the only option was to spray herbicide. Then, that excess rains were followed by a drought last year; because the vegetation was gone, the surrounding soil dried out and eroded away. Jon stated that there is no room in the budget to spend \$100,000 on the ponds in the foreseeable future, but we are exploring these options to address the problems—helping nature cure the problems that nature had caused.

Chairman McGill then took questions. First was a question about whether TGR offers non-resident student discounts. Donny replied that there is a student monthly membership that offers unlimited use of golf and range at a low price. Anyone interested can contact Michelle Preuss for further information. Second was a question about drink carts on the weekend. Chairman McGill stated that there has been some discussion about this; however, the carts are very expensive. So, there would need to be a demand. Donny will discuss this with Luis Arocha. The third question was whether the current golf carts are being sold. The answer is no; they were leased, so we are turning in the lease and getting new leases. Chairman McGill then thanked Donny for the visit with the agronomist and discussed scheduling the next visit. It will likely occur at the August meeting.

4. Golf Course Update

Chairman McGill asked Commissioner Chauvin about the status of the course bathrooms. Gary responded that the soffit is being removed and will be painted. He is also in touch with the plumber. The fence is almost finished and looks great. Gary said he is also in discussions with Richie to use the paint that is left over from the bathrooms to paint the area around the scoreboard. Gary then echoed Donny's comments that the greens are looking great and that the fairways are improving. He also reported that there are new signs on the course.

Attendee Jeffrey Haupt called attention to the fact that the door of the exterior bathroom does not have a closure, so on his morning walks he finds the door wide open with the lights on and the air conditioner escaping. He said he mentioned this to Richie. Chairman McGill stated he will talk to Richie about this.

5. Treasurer Update

Treasurer Ann Berthelot presented the financial statements for April 2024. Monthly treasurer reports are posted on the TNIBD website. Noteworthy items follow.

TGR: There were two closed / bad weather days. Revenues: The month ended with the volume of daily play picking up and ending over budget. Expenses: There were savings in Fertilizer and Top Dressing and many other areas. Fertilizer application that was budgeted for in April will occur in May. Total Expenses ended under budget. Net TGR income ended **favorable** to budget.

TNIBD: Income: No 2023 assessment revenue payments were recorded in this month. Expenses: Audit fees were paid in April but were budgeted for in July and October, resulting in expense over budget in April. Net Income for TNIBD is **favorable** to budget.

The **overall** Net Income for TGR and TNIBD is **favorable** to budget.

Financial reports are subject to change based on our end-of-year review.

6. Pool Renovation: Public Access Programs

Chairman McGill stated that Commissioner Russell has done an outstanding job. The pool has been open since Memorial Day with many visitors and looks wonderful. He added that the contractor, Francise Horticulture, completed the job on time and on budget and were great to work with. They even did a few extra things without charge.

Jon continued that the plans for a ribbon-cutting ceremony are on hold for now. He noted that we had promised the parish that in return for their donation, we would offer the public programs and access to the public, such as free swimming lessons and aquatics for the elderly. He has been in contact with an aquatics instructor, but because our pool is open air and not indoors, that may not be feasible. Discussions will continue. The swimming lessons for the public are taking place this weekend. An entity called Brown Girls Swim will be offering the lessons every day between 5 and 7 pm.

Commissioner Russell provided an update on the items still to be completed. We will have a chairlift for the pool that is compliant with the Americans with Disability Act. The permanent pool furniture is due to arrive any day now. She said that she has received a bid from Francise for a splash pad; the basic pad is \$75,000; a pad with more features could reach \$110,000. We will be working with them to select options that would bring us closer to the lower price range. They will either re-do the concrete or use pavers. A proposal will be prepared in the next week.

Chairman McGill took a question about how many grandchildren that can be listed as guests and whether families without grandchildren can substitute other family members. The answer is no; we decided to open up pool use to grandchildren because it would be too difficult to determine who is and is not eligible. However, we have lowered the price for a guest pass.

7. Resolution: Ratify Attorney Engagement

Action: Approve and ratify an agreement to retain Abid Hussain of Hussain Law LLC as general legal counsel to the TNIBD. Motion made to ratify.

MOVER:	McGill
SECONDER:	Berthelot
ACTION:	RATIFY ATTORNEY ENGAGEMENT
VOTE:	5 – 0
YEAS:	McGill, Berthelot, Chauvin, Firestone, and Russell
NAYS:	None
ABSENT:	None

8. Resolution: 2024 Assessment

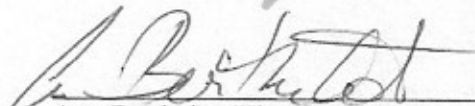
Action: Set the TNIBD special tax assessment for 2024 at \$1,950.

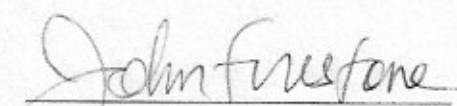
MOVER:	McGill
SECONDER:	Berthelot
ACTION:	APPROVE 2024 ASSESSMENT FOR \$1,950
VOTE:	5 – 0
YEAS:	McGill, Berthelot, Chauvin, Firestone, and Russell
NAYS:	None
ABSENT:	None

9. Adjourn the Meeting (7:22 PM)

Chairman McGill made a motion to adjourn.

MOVER:	McGill
SECONDER:	Firestone
ACTION:	ADJOURN
VOTE:	5 – 0
YEAS:	McGill, Berthelot, Chauvin, Firestone, and Russell
NAYS:	None


Ann Berthelot, Vice Chairman
Signed:


John Firestone, Secretary
Signed:

Date approved: July 18, 2024