

**TIMBERLANE NEIGHBORHOOD
IMPROVEMENT & BEAUTIFICATION DISTRICT**

**MINUTES OF REGULAR MONTHLY MEETING OF THE BOARD OF
COMMISSIONERS**

May 21, 2026, 6:30 PM

Conducted at Café Hope, Gretna, LA

MEETING CALLED TO ORDER (6:40 PM)

Roll call: Chairman Jon McGill, Vice Chairman Ann Berthelot, Commissioner John Firestone, Commissioner Jan Langford, and Commissioner Louis Vaughn, all present. Quorum was present. Panelists: Donny Darville, Drin Pira. Attendees: Four were present.

AGENDA ITEMS

1. Approval of the Minutes from the Regular April 23, 2026, TNIBD Meeting

MOVER:	McGill
SECONDER:	Berthelot
ACTION:	APPROVE DRAFT MINUTES
VOTE:	5-0
YEAS:	McGill, Berthelot, Firestone, Langford, Vaughn
NAYS:	None

2. Community Garden Presentation (Formerly Interactive Lagoon Presentation)

Chairman McGill introduced Timberlane resident Drin Pira, aged 12. Drin has developed a plan for a Timberlane Community Garden, a sustainable closed ecosystem designed by him and his fellow students in the third through sixth grades. He stated that the goals for creating the community garden are to improve a plot of unused land, teach the community about plant science, and help Timberlane be greener. The potential benefits are increased property values, more places for pollinators and beneficial native species to thrive, a stronger ecosystem, increased satisfaction among residents, and coordinated the outreach. Drin then proceeded to describe the proposed layout of the garden and some of the trees and plant life that might be included.

For maintaining the space, Drin stated that they have already lined up some volunteers but would seek more. Roles would include a flower watcher to maintain the flowers; a grounds manager to troubleshoot possible problems with water pipes and such; a harvest captain for the garden produce and herb beds; a safety liaison to ensure removal harmful insects; a garden registrar to record daily events in the garden; a master planter to oversee the plantings; a soil surgeon, to ensure the health of the soil; a wildlife liaison to oversee conditions affecting the birds and other native species; and a supreme commander to oversee the other volunteers and the site as a whole.

Drin added that although they have plenty of volunteers, they may still need assistance from the grounds crew whenever unforeseen circumstances prevent them from carrying out their duties; and of course they will have school during the school year. Instructions for all tasks would be readily available. Drin stated that have an extensive list of fruits and vegetables that can be used to make a strategic partnership with Cape Hope, which has a tradition of farm-to-table food

preparation. Drin also identified some potential corporate sponsors that have expressed interest in the project.

In response to a question from Chairman McGill, Drin explained that this project was an idea he developed on his own, not as a school assignment, and that he has recruited volunteers from his classmates and friends. Chairman McGill and the other Commissioners expressed their amazement and admiration for Drin's creative and enterprising spirit, all the more noteworthy in someone so young. Chairman McGill then stated that when Drin provides more specifics on the footprint needed, including the size and dimensions of the proposed plot, as well as plans for funding the effort, he will be invited back, at which time the Commission will determine whether there is a site on the grounds that can accommodate it. The garden must not conflict with golf or be anywhere in the field of play; it would also have to be handicapped accessible, given that Drin had indicated that this was part of his plan. Chairman McGill concluded by thanking Drin, stating that he hoped to hear from him again soon, and emphasizing that the Commission wants to help him succeed.

3. Golf Course Update

Commissioner Vaughn provided the update. He provided highlights of the current "to do" list. They are going to finish the repairs to the bad areas of the putting green on hole 1, and the trench for the electrical lines has been dug; the project should be complete by the end of May or early June. For the benefit of the attendees, he added that we are currently in a transition period, always a difficult time for greens in golf courses in the Southeast and Gulf Coast; even the most sophisticated operations will require repairs, fertilization, and irrigation to make sure the greens stay healthy. It's an ongoing process that we're going to be working on during this period of time.

Commissioner Vaughn then stated that they want to move the purple tee boxes on number 1 closer to the cart path. The goals are to get the tee boxes to be more user friendly and to "green up" the areas that need growth. For example, they want to add some azaleas to number 13 and raise the canopy on number 4 to try to get more coverage. Other items include a box garden for the Pitch and Putt; rocks for the number 18 green; sand in the side bunkers; continue working on the ponds, which are showing improvement, but water pressure monitoring needs to continue; and sprinkler heads for number 5.

Commissioner Vaughn concluded by saying although the list of tasks to be done is rather lengthy, all are doable and will keep the golf course in good condition for play.

Attendee Paul Wattigny, whose home is along hole 4, then thanked the commissioners for their work but expressed concerns about the drainage on this hole. Chairman McGill acknowledged that this part of the course has continued to be a particular problem; although it has looked worse in the past (he showed photos from 2019 for comparison), more needs to be done. He said that they will speak to the agronomist to discuss further action.

Mr. Wattigny then raised another issue of concern. Teenagers are trespassing on his property, cutting through it to access the golf course. At times they loiter on the course; at other times they ride electronic bikes on the green. Also, they have started littering on his property and destroyed one of his palm trees. Adding to concerns about property damage is the safety risk to the trespassers.

Chairman McGill thanked Mr. Wattigny and stated that we are addressing the problem. We are soliciting quotes on putting cameras on the course. Letters have been to parents to inform them of the trespassing and property damage. Mr. Wattigny then said he already has video of the

teenagers trespassing and riding their bikes on the course. Chairman McGill then asked Mr. Wattigny to send the video to us, to be forwarded to the Gretna Police Department.

4. Century Update

Donny Darville provided the update. He prefaced the discussion of the financials by stating that, overall, we've had great compliments on the golf course. This season is generally when we worry about the greens, but he stated that things are looking very good. Donny also stated that the ten new carts have been a great help, allowing us to book additional tee times and rounds and leading to additional revenue.

KPI: We've had another great month; Donny commented that the last six to seven months have been amazing. Rounds played for April are 26 percent above April of last year. Average fees per round are up to \$54. We have nine new golf members, leading to an additional \$1,100 in monthly dues, and sold seven passes in April. Total revenue is \$31,000 better than budget, and operating expenses are under budget with a positive GOP for the first time. Chairman McGill then added that Donny is correct; it's the first positive GOP we have had after factoring in the Century fees and travel. He added that we expect that trend to continue.

Donny then stated that they had received the check for the tractor and that Michelle Preuss had sent the lease for the new tractor, which Chairman McGill said he'd already executed. Donny and the board then discussed potential maintenance approaches for greens. Chairman McGill emphasized that all agronomic decisions must be reviewed and approved by Century through their agronomist before any implementation occurs.

The Commission discussed the \$200,000 allocation for cart path repairs, noting that total replacement could cost up to \$1 million. Donny Darville suggested engaging an architect to define a scope of work that aligns with a \$200,000 to \$400,000 budget range. Chairman McGill proposed a site walk-through with staff to evaluate requirements and suggested the possibility of utilizing military engineer training for labor, pending further updates.

Donny then expressed concern regarding the sensitivity of tree and root management during the cart path installation, noting the potential impact on the neighborhood and the importance of professional advice. Chairman McGill acknowledged that the heavy equipment used for the installation could damage existing greens and the paths themselves. Both agreed on the necessity of engaging a professional architect who specializes in golf courses to provide expert guidance on how to manage these construction dynamics effectively.

Regarding the project scope, the goal is to address the entire north side in one effort to avoid the need for further maintenance for at least 10 years. Chairman McGill emphasized that the team must hire a professional to define the full scope and cost accurately so that we can establish a baseline of what the full project entails. This would provide the option to adjust or "piecemeal" the work later if necessary. Donny confirmed that they are actively seeking professional input to establish realistic goals.

Donny will coordinate with a professional named Ken Baker to obtain a visual assessment and a detailed scope of work for the project. To streamline communication and avoid fragmented efforts, all project-related discussions will be handled by Commissioner Langford, with Chairman McGill copied on all correspondence. It is agreed that Commissioner Langford will manage the project moving forward, with Donny Darville and other team members providing support as needed.

Chairman McGill confirmed a budget of \$200,000 for the project, noting that while we cannot expand the budget to \$600,000, there is flexibility to exceed the \$200,000 figure slightly if

required. Donny noted that they would not proceed with planning if the \$200,000 baseline were not achievable. Chairman McGill reiterated the commitment to complete the cart path project within the current fiscal year.

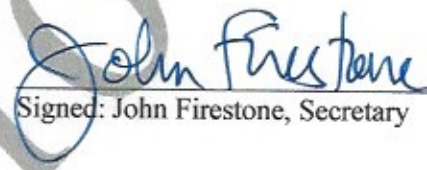
5. Treasurer Update

Commissioner Berthelot stated that she wished to table the Treasurer Update until the next meeting so that she can provide a year-end summary.

6. Adjourn the Meeting (7:39 PM)

Chairman McGill made a motion to adjourn.

MOVER:	McGill
SECONDER:	Berthelot
ACTION	ADJOURN
VOTE:	5-0
YEAS:	McGill, Berthelot, Firestone, Langford, Vaughn
NAYS:	None


Signed: Jon McGill, Chairman
Signed: John Firestone, Secretary

Date approved: June 18, 2026