

**TIMBERLANE NEIGHBORHOOD  
IMPROVEMENT & BEAUTIFICATION DISTRICT**

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

**October 16, 2025, 6:30 PM**

**Conducted at Café Hope, Gretna, LA**

**MEETING CALLED TO ORDER (6:31 PM)**

Roll call: Vice Chairman Ann Berthelot and Commissioner John Firestone, all present. Chairman Jon McGill, absent. Quorum was present. Panelist: Donny Darville. Attendees: Two attendees present.

**AGENDA ITEMS**

**1. Approval of the Minutes from the Regular September 18, 2025, TNIBD Meeting**

|           |                       |
|-----------|-----------------------|
| MOVER:    | Firestone             |
| SECONDER: | Berthelot             |
| ACTION:   | APPROVE DRAFT MINUTES |
| VOTE:     | 2-0                   |
| YEAS:     | Berthelot, Firestone  |
| NAYS:     | None                  |
| ABSENT:   | McGill                |

**2. Café Hope Update**

Luis Arocha was unable to attend. Vice Chairman Berthelot provided the update. The annual Haunted Hayride, a neighborhood event, is coming up on October 25; the riders will meet at Café Hope beforehand for hot dogs and chips. Luis had also suggested that everyone read the latest TEIA (homeowners' association) newsletter, which contains an article describing several upcoming events at Café Hope.

Attendee Sally Firestone added that there will be a Neighborhood Night In event, sponsored by the TEIA, on October 23, centered around security (the Gretna Police and the fire station will attend) as well as a meet-and-greet for neighbors to get to know one another and discover shared interests. Light bites will be served, and there will be a cash bar. Commissioner John Firestone added that Michelle Preuss has volunteered to host a TGR table and that he is willing to host a TNIBD table if desired. Commissioner Berthelot stated that she would consult with Chairman McGill about that.

**3. Century / Golf Course Update**

Donny Darville attended virtually and provided the update. KPI for September: Outstandingly good month; rounds reached 2200, up 86 percent year over year. Possible factors include better weather and better course conditions. In addition, tournament play was good.

Nine new non-resident golf members joined. Donny noted that some of the new members had moved over from Lakewood Country Club. Total membership has reached 116, compared to 94 at the same time last year. GolfVantage (a program that no longer accepts new members) now numbers 63, which Donny pointed out is better than anticipated.

Regarding range passes, four new passes were sold this month, for a total of 57 in the basic \$99 pass, 8 in the \$249 category, and one in the \$999 category. Range revenue continues to be very good. Donny also pointed out that they had set up automatic renewals once the 12-month memberships expire. He stated he will follow up and report on the rollovers at the next meeting.

Donny then reported on the operations call earlier in the week. Weather conditions had been dry, so they were spending extra time, effort, and money to irrigate the fairways. Now that we have had some rain, conditions have eased, and the course is in good shape.

The biggest current concern remains the tractors. The vendor response has been very slow. One of the three tractors has been partially repaired for use but still has an oil leak; the second has a problem with the clutch, with estimated repair cost of \$5,000; the third tractor has yet to be picked up by the vendor for determining whether it can be repaired. Through auction, we have sold the old equipment, the proceeds of which will be allocated to purchase a new (or at least newer, refurbished tractor) such that no additional outlay should be needed. With the new equipment that was recently acquired, Donny said they had determined that they need only two working tractors.

Donny then stated that they are working on an agreement with First Tee whereby they will be headquartered on the premises. He stated that Chairman McGill has more details, but the basic outline is that First Tee will take over the old pro shop building. He stated that he and Richie are working out the specific arrangements regarding space and scheduling to ensure that the First Tee presence does not negatively impact the experience of members or other customers. Donny stated that they plan to take out the small practice green at the far right of the driving range and to allocate for First Tee the first three stalls on the driving range, which are not Top Tracer stalls; when not being used by First Tee, these will be available to other players. Donny commented that because First Tee has access to grant funding, their presence may result in improvements to the amenities. Several ideas are currently under discussion.

Commissioner Berthelot pointed out the advantages of the additional exposure to TGR and Café Hope that First Tee is likely to bring. She noted that when she was involved with the swim team, she would see families who have never been here and would not have come otherwise express surprise that such a nice facility was here; they hadn't known about it. Donny agreed, pointing out that we are "golf and recreation" and that the presence of First Tee will enhance that.

Commissioner Firestone then stated that in response to concerns expressed by a neighbor about the presence of a coyote den on one of the fairways, he walked the course and found no evidence thereof. He stated that Richie Tomblin confirmed that there is no coyote den.

#### **4. Treasurer Update**

Commissioner Berthelot presented the financial statements for August 2025.

**TGR:** There were 10 closed / bad weather days. Revenues: Revenues ended above budget primarily in Green Fees, Tournament and Merchandise sales categories. Expenses: Payroll was over budget as sales commission payments were an accumulation of several months. There were savings in operating expenses.

After management and incentive fees, we are favorable to budget in August.

**TNIBD: Income:** No 2024 assessment revenue payments or donations were recorded as income in August. **Expenses:** We are above budget for expenses again primarily due to depreciation. There were audit fees budgeted for in August but paid in a different month. Repair & Maintenance were over budget due to a high water bill incurred during repairs to the pool.

TNIBD Net Income ended below budget primarily due to depreciation and to repairs and maintenance.

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

### 5. Election Update

Commissioner Firestone stated that only one candidate qualified for the one open seat, eliminating the need to hold an election. He congratulated and thanked Commissioner McGill and stated that the election has therefore been canceled. An announcement of cancellation of the election will be posted to the website.

### 6. Resident's Comments

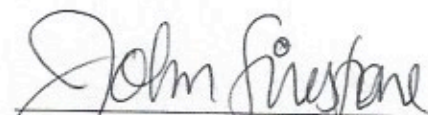
Timberlane resident Darren Trentacosta discussed his efforts to bring more arts events and programming to Café Hope.

### 7. Adjourn the Meeting (7:11 PM)

Vice Chairman Berthelot then made a motion to adjourn.

|           |                      |
|-----------|----------------------|
| MOVER:    | Berthelot            |
| SECONDER: | Firestone            |
| ACTION    | ADJOURN              |
| VOTE:     | 2-0                  |
| YEAS:     | Berthelot, Firestone |
| NAYS:     | None                 |
| ABSENT:   | McGill               |

  
 Ann Berthelot, Vice Chairman  
 Signed:

  
 John Firestone, Secretary  
 Signed:

Date approved: November 20, 2025