

TIMBERLANE NEIGHBORHOOD IMPROVEMENT & BEAUTIFICATION DISTRICT

MINUTES OF REGULAR MONTHLY MEETING OF THE BOARD OF COMMISSIONERS

May 15, 2025, 6:30 PM

Conducted at Café Hope, Gretna, LA

MEETING CALLED TO ORDER (6:39 PM)

Roll call: Chairman Jon McGill, present; Vice Chairman Ann Berthelot, present; Commissioner John Firestone, present; Commissioner Pamela Russell, present; Commissioner Gary Chauvin, absent. Quorum was present. Panelist: Donny Darville. Attendees: Five attendees present.

AGENDA ITEMS

1. Approval of the Minutes from the Regular April 24, 2025, TNIBD Meeting

MOVER:	McGill
SECONDER:	Berthelot
ACTION:	APPROVE DRAFT MINUTES
VOTE:	4-0
YEAS:	McGill, Berthelot, Chauvin, Firestone, Russell
NAYS:	None
ABSENT:	Chauvin

2. Café Hope Update

Luis Arocha was unable to attend.

3. Golf Course Update

Commissioner Chauvin was unable to attend. Donny Darville was present via Zoom and provided the update. He stated that the course is in the best shape he has ever seen. The work done, including the irrigation and the application of extra fertilizer, has made a big difference. Donny added that they are finalizing projects currently under way, including cleaning the ponds, clearing tree branches, and putting down sod. Chairman McGill echoed Donny's observations, stating that the course is looking even better than it did during Donny's visit.

Chairman McGill added that Commissioner Russell is taking charge of putting up a fence to block off the debris area. He stated that they are in discussions with the City of Gretna about getting approval.

Commissioner Russell then mentioned that there is overgrowth of duckweed on hole #17 but that there are plans to treat it. The duckweed needs to be eradicated gradually so as not to cause damage to the surrounding plant and animal life in the ponds.

4. Century Update

Donny Darville provided the update. KPI: The number of rounds played was down 6 percent. The reasons for this will be further investigated. Even so, the average dollars per round, after a dip last month, is back up to over \$51. Total revenues were also up over May of 2024. The number of non-member rounds played increased by 22 percent.

In response to a question from Commissioner Firestone, Chairman McGill explained that the Gretna Green tournament does not generate revenue for TGR. However, it does not pose a cost to TGR; TGR is reimbursed for its expenses associated with the tournament. (Gretna Green is a fundraiser benefiting Café Hope.) TGR does benefit, however, from the favorable publicity.

Donny then stated that three non-resident golf members were enrolled last month. In addition, passes were sold last month, bringing the total to 52.

Donny and Chairman McGill then discussed their planned discussion with a marketing professional whom Chairman McGill is in contact. Participants in the discussion will also include Michelle Preuss and Century's marketing professional.

5. Treasurer Update

Treasurer Ann Berthelot presented the financial statements for March 2025. Monthly treasurer reports are posted on the TNIBD website. Noteworthy items follow.

TGR: There was one closed / bad weather day. Revenues: Revenues ended above budget primarily due to Range and Merchandise Sales. Expenses: Purchase of the push carts was expensed, although the carts will be rented out and will generate revenue. Range expenses include the TopTracer lease, range ball purchases, and the second picker lease, which will be ending soon. Savings were seen in chemical and fertilizer, as well as R&M equipment. These areas offset the bunker and sod project.

After management and incentive fees, we are favorable to budget for March.

TNIBD: Income: No 2024 assessment revenue payments or donations were recorded as income in March. The amended budget took into account the expected donation that did not materialize that was removed in the amendment.

Expenses: We are above budget for expenses primarily due to depreciation. The amended budget entries were recorded in the March financials, which impact the comparison between March actual versus budget. The net income comparison is therefore not described here for March of 2025.

YTD TGR Net Income ended \$34,696 under budget per the amended 2024-2025 budget.
YTD TNIBD Net Income ended \$138,241 under budget primarily due to depreciation and accounting for Café Hope revenue accounting entry for improvements.

Overall YTD Net Income for TGR and TNIBD ended \$172,937 under budget, also relating to accounting entries of depreciation and revenues generated for Café Hope improvements. Our team did a phenomenal job mitigating expenses during the hardest hit months of severe weather. These numbers will be adjusted for the \$14,500 check for the Economic Report that was applied in the 2025 fiscal year. Our end-of-year review will take this into account.

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

6. Motion to Suspend Regular Meeting

Chairman McGill made a motion to suspend the Regular Meeting for the purpose of holding the public forum to discuss the Proposed FYE 2026 Budget.

MOVER:	McGill
SECONDER:	Berthelot
ACTION:	SUSPEND REGULAR MEETING TO HOLD PUBLIC FORUM ON PROPOSED BUDGET
VOTE:	4-0
YEAS:	McGill, Berthelot, Firestone, Russell
NAYS:	None
ABSENT:	Chauvin

7. Public Forum: Discussion of Proposed Budget FYE 2026

Chairman McGill then called for questions and comments from the attendees. For the benefit of those attending, Chairman McGill summarized some of the TNIBD's achievements since taking over the former TCC. We have paid off \$600,000 of debt, including the entire debt on the driving range. In addition, we made our payments to Café Hope for three years they were closed for repairs and renovations, even though we were not required to do so. The Commission's goal was and continues to be to put money where it generates revenue and pay off debt, to show clear and demonstrable results to the District members for their tax dollars. Furthermore, excluding the revenues from the tax assessment, TGR generated \$1 million in revenue in the fiscal year just ended—an unprecedented achievement.

Attendee Chelsea Cantrelle asked for an explanation for the budget item regarding clubhouse amenities and expenses to Café Hope. Commissioner Firestone explained that this reflects the fact that the TNIBD reimburses Café Hope for a percentage of the expenses involved in running the building, which reflects the costs of District members' use of the facility's amenities.

Chelsea Cantrelle then asked about the budget item for payroll, taxes, and benefits, inquiring how many people the TNIBD has on payroll. Chairman McGill explained that TNIBD has no employees on payroll; rather, TGR has about 25 to 30 employees, the number varying seasonally.

Louis Vaughn then asked how the tournament revenues are calculated. Chairman McGill responded that when they start the budgeting process, they look at the number of tournaments that have been booked and how many they may anticipate based on previous numbers. Usually, the tournament income is fairly easy to forecast because tournaments tend to be booked far in advance. Chairman McGill added that we have increased tournament prices, after having decreased them in 2021 through 2022, because the significant improvement in the course warranted the increase.

8. Reconvene Regular Meeting

At the conclusion of the Public Forum, Chairman McGill made a motion to reconvene the Regular Meeting.

MOVER:	McGill
SECONDER:	Berthelot

ACTION:	RECONVENE REGULAR MEETING
VOTE:	4 – 0
YEAS:	McGill, Berthelot, Firestone, Russell
NAYS:	None
ABSENT:	Chauvin

9. FYE 2026 Budget Adoption

The Public Forum having been concluded and the Regular Meeting reconvened, Chairman McGill made a motion to adopt the budget as proposed for FYE 2026.

MOVER:	McGill
SECONDER:	Berthelot
ACTION:	ADOPT PROPOSED BUDGET FOR FYE 2026
VOTE:	4–0
YEAS:	McGill, Berthelot, Firestone, Russell
NAYS:	None
ABSENT:	Chauvin

10. Adjourn the Meeting (8:06 PM)

Chairman McGill made a motion to adjourn.

MOVER:	McGill
SECONDER:	Berthelot
ACTION:	ADJOURN
VOTE:	4–0
YEAS:	McGill, Berthelot, Firestone, Russell
NAYS:	None
ABSENT:	Chauvin



Jon McGill, Chairman
Signed:



John Firestone, Secretary
Signed:

Date approved: June 19, 2025