

**TIMBERLANE NEIGHBORHOOD IMPROVEMENT & BEAUTIFICATION
DISTRICT**

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

February 20, 2025, 6:30 PM

Conducted at Café Hope, Gretna, LA

MEETING CALLED TO ORDER (6:32 PM)

Roll call: Vice Chairman Ann Berthelot, present; Gary Chauvin, present; John Firestone, present; Chairman Jon McGill, absent; Pamela Russell, absent. Quorum was present. Panelists: Luis Arocha, Donny Darville. Attendees: Three attendees present.

AGENDA ITEMS

1. Approval of the Minutes from the Regular January 16, 2025, TNIBD Meeting

MOVER: Berthelot
SECONDER: Firestone
ACTION: APPROVE DRAFT MINUTES
VOTE: 3-0
YEAS: Berthelot, Chauvin, Firestone
NAYS: None
ABSENT: McGill, Russell

2. Motion to Modify Agenda

Vice Chairman Berthelot made a motion to modify the agenda to table items pertaining to the Proposed Budget for FYE 3/31/2026 and the Budget Communication Timeline.

MOVER: Berthelot
SECONDER: Firestone
ACTION: MODIFY AGENDA TO TABLE DISCUSSIONS OF THE
PROPOSED BUDGET AND BUDGET COMMUNICATION
TIMELINE
VOTE: 3-0
YEAS: Berthelot, Chauvin, Firestone
NAYS: None
ABSENT: McGill, Russell

3. Café Hope Update

Luis Arocha provided an update. There has been a delay in matching the terrazzo on the stair to that of the floor. They are working with the factory to get a closer match. Upstairs they are waiting on cabinets in the bridal room to be finished and a few ceiling tiles to be installed (some lights on the stairwell are on back order).

Commissioner Firestone complimented Luis on the Valentine's Day dinner at Café Hope. Luis stated that they have a new chef, Myron Legrand, who had signed a contract the night before. They are working on tastings for a revised the lunch menu and dinner menu, both of which will expand over time. The new chef is actively recruiting more help for the kitchen.

Commissioner Chauvin added that another Café Hope event he attended, a memorial for the grandfather of a friend, went very well.

Luis added that they hosted two recent events for the WBIA for 168 and 76 guests, respectively. At the more recent event, there was also a party of 13 for lunch. Both events went very well, and Luis is identifying ways to further improve the service.

4. Golf Course Update

Commissioner Chauvin provided the update. The pond cleaning is going to be contracted out. The contractor has been approved, and the work will take place this month. In addition, the greens that had been showing signs of some distress last month are improving, and Commissioner Chauvin said he received favorable reviews from golfers who participated in a tournament this past weekend.

5. Century Update

Donny Darville was present via Zoom and provided the update. He added that outsourcing the pond cleaning will save money over what TGR would have spent on renting the equipment themselves. Donny thanked Jeffrey for the new photo for the website's homepage and for his offer to provide additional images of the greens. He added that Century has a new marketing expert who will be working on the website as well. Jeffrey's Top Tracer videos are also being used in advertising and on social media.

Donny then indicated that they are on track with other projects for the golf course for late spring. They will be adding sand to the bunkers using funds that had been allocated for this fiscal year but had not yet been used. For that reason, they will likely be over budget next month in operating expenses for golf maintenance owing to approximately \$7,000 for sand for the bunkers.

KPI for January: Due to snowfall, rounds were down 26 percent. However, there were benefits; the snow provided protection by insulating the course from colder ground temperatures, and the snowmelt provided a gradual soaking of the course. As a result, the course is looking exceptionally good.

Despite the decline in the number of rounds, remarkably there was a 3 percent increase over January 2024. The average fee per round remained excellent, at about \$52. There were two new enrollments of non-resident golf members. Number of GolfVantage memberships remains 85. There were eight additional annual pass memberships, bringing the total number to 38 by the third month. Donny commented that this indicates that this is in line with their projections, especially given that we are still in the winter months. He expects significant increases as we move into the spring and summer months. He commented that the revenue from the sales of passes is only part of the picture; the other, even more significant revenue source, is sales of range balls. The pass members do get half price on the range balls, but they still pay for them. Sales of range balls have tripled to quadrupled over prior years. For January, we were short in revenues due to the weather, but there were savings in operating of about \$5,000. They gave the staff the choice of taking PTO or hours lost. For January we were unfavorable to budget by \$9,400, but year to date we are about \$92,000 favorable to budget.

6. Treasurer Update

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

TGR: There were four closed / bad weather days. Revenues: Revenues ended above budget (\$43k). This amount includes an unusual sixth week of revenue to align with Century's fiscal calendar. High merchandise sales and range play played a significant factor. Expenses: Operating expenses are high in the following categories: Golf Course Maintenance due to uniforms (winter coveralls for staff), an extra dumpster for clearing, and equipment Repair & Maintenance. Range expenses include a picker repair that was not in the budget. Chemical spraying exceeded budget as fungicide needed to be applied. This was absorbed by the positive budget variance YTD.

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

TNIBD: Income: 2024 assessment revenue payments were recorded in December; however, they appear over budget as they are budgeted for in another month. Expenses: We are above budget for expenses; however, this is due only to Depreciation. 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.

7. Engagement of Auditor for FYE 2025

Vice Chairman Berthelot made a motion to engage Erickson Krentel, CPAs, as auditor for the fiscal year beginning April 1, 2024, through March 31, 2025, as stated in the engagement letters received.

MOVER:	Berthelot
SECONDER:	Firestone
ACTION:	ENGAGE ERICKSEN KRENTEL, CPAs, AS AUDITOR FOR FYE 2025
VOTE:	3-0
YEAS:	Berthelot, Chauvin, Firestone
NAYS:	None
ABSENT:	McGill, Russell

8. Proposed Budget for FYE 3/3/1/2026

This agenda item has been tabled.

9. Budget Communication Timeline

This agenda item has been tabled.

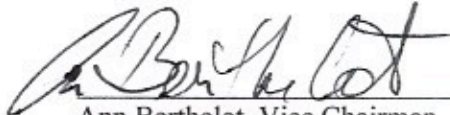
10. Sexual Harassment Training Report

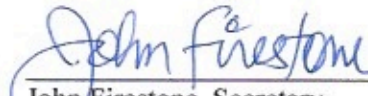
Commissioner Firestone reported that all Commissioners had completed the required sexual harassment training and that the report was posted on the TNIBD website as required by state law. There were no reported incidents.

11. Adjourn the Meeting (6:57 PM)

Vice Chairman Berthelot made a motion to adjourn.

MOVER:	Berthelot
SECONDER:	Chauvin
ACTION	ADJOURN
VOTE:	3-0
YEAS:	Berthelot, Chauvin, Firestone
NAYS:	None
ABSENT:	McGill, Russell


Ann Berthelot, Vice Chairman
Signed:


John Firestone, Secretary
Signed:

Date approved: March 20, 2025

Approved