

**TIMBERLANE NEIGHBORHOOD IMPROVEMENT & BEAUTIFICATION DISTRICT**

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

**December 26, 2019 6:30PM**

**TIMBERLANE COUNTRY CLUB (OLD PRO SHOP)**

**#1 TIMBERLANE DRIVE GRETNA, LA 70056**

MEETING CALLED TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE

In attendance: Chair Jon McGill, Veronica Bard, Ronnie Evans, Harry Stumpf

Absent: Ann Berthelot

**AGENDA ITEMS:**

1. Approval of November 21, 2019 Minutes
  - a. MOVER: Ronald Evans
  - b. SECONDER: Jon McGill
  - c. ACTION: APPROVE
  - d. VOTE: 4-0
  - e. YEAS: Veronica Bard, Ronald Evans, Jon McGill, Harry Stumpf
  - f. NAYS: None
  - g. ABSENT: Ann Berthelot
2. Treasurer Report [sent attached Report and Ledger]
3. TCC/Café Hope Lease Update
  - a. The final draft of the lease has been posted on the website for public review and will be executed shortly.
  - b. Insurance policies prepared by Daul Insurance Agency were signed and executed today. Coverage is bound at 12:01 a.m. tomorrow for the closing.
4. Golf Management Company Update
  - a. Though a final decision has not yet been made, Honours Golf notified the TNIBD on Christmas Eve that it may terminate its Management Services Agreement with the TNIBD. Honours sent the TNIBD a letter stating that the TNIBD is potentially in breach of contract for 3 reasons: i) the TNIBD has not maintained at least \$50,000 in its operating account; ii) the TNIBD has not yet made a payroll deposit; and iii) the lease between Timberlane Country Club and Café Hope is not yet finalized. During a conference call today, Honours' General Counsel added that they thought they were spending more time at Timberlane than originally anticipated under the contract, and that this amount of time may be an unreasonable expectation.
  - b. As to Honours' first reason, the TNIBD does not want to prematurely draw on its line of credit and unnecessarily incur interest. Honours initially agreed to waive the contractual requirement that the TNIBD maintain at least \$50,000 in its operating

account until after it receives sufficient tax revenue. The following day, however, Honours' General Counsel said they did not like this agreement.

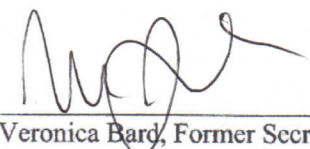
- c. As to Honours' second reason, Commissioner Jon McGill quoted the Management Services Agreement to Honours' General Counsel that the TNIBD was not required to deposit payroll funds until one business day prior to the payroll disbursement to employees. Nonetheless, the TNIBD complied with Honours' earlier deposit date stated in its letter. Because Honours was also concerned with the legality of the TNIBD paying employees prior to having ownership over Timberlane, the TNIBD moved up its closing with the Timberlane Country Club (TCC).
  - d. As to Honours' final reason, insurance policies have been finalized so that the lease between Café Hope and the TCC may be executed.
  - e. The ball is in Honours' court to decide whether to get out of the contract. The TNIBD has done everything it has stated would be accomplished and within the timeline promised. The TNIBD is not waiting on Honours; the closing will still occur tomorrow.
  - f. In the meantime, Café Hope is prepared to handle social memberships. The TNIBD is concerned about i) leaving loyal TCC employees without pay over the holidays, and ii) maintaining the golf course while waiting for Honours' decision. The TNIBD is requesting that the TCC become a temporary management company to continue paying employees and manage golf operations. Commissioner Jon McGill asked TCC President Brady Garrity to convene an emergency meeting to see whether the TCC would be willing to act as temporary management company. The TNIBD will still assume the leases, SBA notes, driving range line of credit, etc. Everything will be according to the TNIBD's Plan. The only difference is instead of paying payroll costs to Honours, the TNIBD would fund payroll to TCC as a temporary management company.
  - g. Commissioner Jon McGill called Century Golf, the TNIBD's close second choice for golf management services, to see whether it would still be interested in managing Timberlane, if things do not work out with Honours. Century contact Jimmy Han will notify the corporate office. However, he may not be able to receive a response over the holidays and nothing can be officially discussed until notification from Troon/Honours regarding the existing contract.
5. TCC Updates
- a. As stated above, the closing has been accelerated over the holidays to tomorrow. Closing attorney Don Hingle is handling it at little to no cost for his services.
6. Administrative Votes
- a. Even though the agreement with Honours may not continue, the TNIBD Board must vote on whether to ratify Commissioner Jon McGill's signing of the Management Services Agreement.
    - i. MOVER: Jon McGill
    - ii. SECONDER: Harry Stumpf
    - iii. ACTION: APPROVE
    - iv. VOTE: 4-0
    - v. YEAS: Veronica Bard, Ronald Evans, Jon McGill, Harry Stumpf
    - vi. NAYS: None
    - vii. ABSENT: Ann Berthelot

- b. The TNIBD Board voted to ratify the line of credit for \$250,000 with Gulf Coast Bank.
    - i. MOVER: Harry Stumpf
    - ii. SECONDER: Jon McGill
    - iii. ACTION: APPROVE
    - iv. VOTE: 4-0
    - v. YEAS: Veronica Bard, Ronald Evans, Jon McGill, Harry Stumpf
    - vi. NAYS: None
    - vii. ABSENT: Ann Berthelot
  - c. The TNIBD has received one tax assessment payment of \$39,000+ and anticipate another one shortly. Both the Gulf Coast Bank Commercial Lender and the closing attorney discounted their rates by half. The TNIBD does not intend to draw on the Line of Credit until absolutely necessary.
7. Questions/comments from the public (LIMIT 3 MINS PER PERSON)
- a. Following the New Year, TNIBD residents should register with Michelle Preuss to use their full memberships. Golf cart plans are not included. Residents may use their own golf carts on the golf course for a trail fee. The TNIBD is still discussing pricing for golf cart plans. Brady Garrity mentioned that resident-owned carts should first be inspected to prevent damage to the course.
8. Adjourned
- a. MOVER: Jon McGill
  - b. SECONDER: Ronald Evans
  - c. ACTION: APPROVE
  - d. VOTE: 4-0
  - e. YEAS: Veronica Bard, Ronald Evans, Jon McGill, Harry Stumpf
  - f. NAYS: None
  - g. ABSENT: Ann Berthelot



---

Jon S. McGill, Chairperson



---

Veronica Bard, Former Secretary

1/29/20

**Timberlane Neighborhood Improvement and Beautification District**

**December 26, 2019**

**Treasurer's Report**

Period of: November 22<sup>nd</sup> – December 26<sup>th</sup>

Beginning Balance \$8,490.59

A deposit in the amount of \$39,945.53 was made from Jefferson Parish.

7 payments totaling \$11,068.92 were made for website/email administration, SBA loan payments, and reimbursement to Jon McGill for website charges.

Ending Balance after interest and service fee calculations: \$37,369.11

By: Ann Berthelot

## TNIBD Finance Ledger 11/22/19 - 12/26/19

<u>Date</u>	<u>Item</u>	<u>Transaction</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
					8490.59
11/22/19	0051	Check #1011 (Jon McGill)	309.63		8180.96
11/29/19	0052	Interest		6.76	8187.72
11/29/19	0053	Service Charge	4.85		8182.87
12/09/19	0054	SBA Payment	3550.00		4632.87
12/13/19	0055	Incoming Wire (Jefferson Parish)		39945.53	44578.40
12/16/19	0056	GoDaddy.com	21.84		44556.56
12/16/19	0057	SBA Payment	3773.00		40783.56
12/18/19	0058	Check Handling Chg (for closing)	1400.00		39383.56
12/18/19	0059	Cashiers Ck (Crescent City Title)	1987.20		37396.36
12/18/19	0060	GoDaddy.com	27.25		37369.11