

**TIMBERLANE NEIGHBORHOOD IMPROVEMENT & BEAUTIFICATION
DISTRICT**

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

July 21, 2022, 6:30 PM

Conducted via Zoom

MEETING CALLED TO ORDER (6:35 PM)

Roll call: Acting Chair Harry Stumpf, present; Ann Berthelot, present; Gary Chauvin, present; John Firestone, present. Absent: Chairman Jon McGill. Quorum was present. Panelists: Luis Arocha, Donny Darville. Zoom: Twelve attendees.

AGENDA ITEMS

1. Approval of the Minutes from the Regular June 16, 2022, TNIBD Meeting

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

2. New Item added to agenda:

Acting Chair Stumpf made a motion to add a new item to the agenda: authorization of the repair to the bridge to access the driving range.

Add the above item to the agenda for tonight's meeting

MOVER: Firestone
SECONDER: Berthelot
ACTION: AUTHORIZE REPAIR OF BRIDGE TO DRIVING RANGE
VOTE: 4 – 0
YEAS: Berthelot, Chauvin, Firestone, Stumpf
NAYS: None
ABSENT: McGill

**Resolution accepting and approving Proposal of Hardrock Construction, LLC
dated May 4, 2022, for the repair of the access bridge to the driving range**

On motion of Commissioner Stumpf and seconded by Commissioner Berthelot, the following resolution was offered:

Whereas, the golf cart and equipment bridge over the canal providing access to the driving range from Timberlane Drive and the adjacent parking lot is in need of significant structural repairs;

and

Whereas, Hardrock Construction, LLC has submitted a proposal dated May 4, 2022, to supply the labor, material, and equipment necessary to perform the needed repairs for a lump sum amount of \$37,600.00, a copy of which Proposal is attached hereto and made a part hereof and marked "Exhibit A."

NOW, THEREFORE,

BE IT RESOLVED that the District accept the Proposal of Hardrock Construction, LLC dated May 4, 2022, in the sum of \$37,600.00 for the bridge repair work.

BE IT FURTHER RESOLVED that the Chairman of the Board is authorized to execute the acceptance of the Proposal on behalf of the District.

This resolution having been submitted to a vote of the Board of Commissioners, the vote thereon was as follows:

MOVER:	Stumpf
SECONDER:	Berthelot
ACTION:	APPROVE HARDROCK PROPOSAL
VOTE:	4 - 0
YEAS:	Berthelot, Chauvin, Firestone, and Stumpf
NAYS:	None
ABSENT:	McGill
ABSTAINING	None

This resolution was declared adopted by the Board of Commissioners acting as the governing authority of Timberlane Neighborhood Improvement and Beautification District, Parish of Jefferson, State of Louisiana on the 21st day of July, 2022.

3. Hurricane Ida

a. Café Hope and Clubhouse Update. Luis Arocha reported the clubhouse roof repair was originally projected to be a 90- to 120-day project, but recent rain and heat have interfered with progress. Currently, construction is running about seven to ten days behind schedule. He reminded the Board of the complexity of the project, especially the addition of a pitch to the roof. The roof will pitch in different directions in different locations based on the slope of the current roof. Though the roof may pitch in different directions in different locations, all the roofs will be pitched, thus eliminating our previous roof problems. The triangular patio area will be covered again.

Café Hope submitted the necessary paperwork to be included in the Gretna South Arts District. Approval will be known in three to five weeks. Luis expressed his thanks for the many local businesses that submitted letters supporting Café Hope's inclusion in the Arts District. The support letter from the TEIA was also appreciated. It was reiterated that this changes nothing about the taxes of Timberlane residents. Property owners who have rental properties in Timberlane might see some tax benefits.

Fundraising for the repair / renovation is ongoing. Café Hope has heard from two of the three granting organizations to which they applied: they cannot yet name names or amounts.

Café Hope has not yet received insurance payments: there are still discussions about the amount of the food losses. Luis expects this to be resolved soon. Luis feels the organization has been treated well over the roof claim.

There are discussions with two local chefs interested in supporting Café Hope. There may be some special events with service from food trucks or carts. The improvised kitchen in current use is insufficient to support a community event of any size.

b. Golf Course—FEMA Claim Update. Debris removal funds have been designated. The FEMA site inspection of the storage building took place this morning. There is still question as to what FEMA is willing to replace (repair current damage or authorize demolition and replacement construction: termination versus repair). No contractor who has examined the job was willing to repair because of concern for structural integrity. If the cost of repair is over 50 percent of the building value, FEMA might opt to authorize replacement of the building. Mitigation would be a separate part of the claim. In this case, FEMA would cover 100 percent of the amount to replace the building minus the private insurance coverage. Also in this case, FEMA would be involved in choosing the contractor.

4. Treasurer Report

Treasurer Ann Berthelot presented the May financial statements. Noteworthy items follow. TGR: General and administrative expenses under budget by \$1,612. Net income was favorable to budget by \$3,014. Overall net income for TGR and TNIBD was favorable to budget by \$12,433.

MOS for June: Revenues in most areas were over budget. Total golf revenues were favorable to budget by \$9,903. Expenses in most areas were under budget, overall by \$3,165. Golf shop expenses were over budget by \$2,626, attributed to commissions of pro shop staff, golf pencils, vacuum, and electrician expenses. Payroll: most areas were under budget; cart department was over budget by \$1,038; however, there was some crossover between the cart department and the pro shop because some employees are working in both departments. Total payroll was under budget by \$2,414. Overall, after management and incentive fees, we are \$13,494 favorable to budget.

5. Century Update

Donny Darville provided an update. KPI: Trends continue to be favorable regarding rounds played, both currently and year to date. Rounds are up 5 percent over last June; daily average fees per round for nonmembers was \$47.84. This continues the trend of more rounds and more dollars per round. Nationwide, rounds are down, but TGR is continuing to see increased rounds. Membership sales in June were slow, but there were still four new nonresident golf enrollments and 23 GolfVantage enrollments.

Revenues and net income exceeded budget expectations for the first quarter by \$39,082. TGR has done a good job of handling expenses, but inflation is causing price increases in energy and fertilizer—even higher than the increases that were forecasted. Inflation and cost controls will be a challenge going forward.

For example, we will be three years into a five-year lease on the golf cart fleet. Attempts to extend the lease on the golf cart fleet have so far been unsuccessful; Yamaha will not quote a price. Fortunately, TNIBD's agreements are lease to purchase, so at worst, when the lease expires, TNIBD will own the equipment.

Responding to a text from Luis, Donny announced that the bathroom renovations in the clubhouse have been completed.

Stumpf added that he has been working on the rules and regulations for the clubhouse, which he had tabled because the facility hasn't been in use since Hurricane Ida.

7. Playground Project and Fundraiser

Commissioner Chauvin stated that the golf tournament fundraiser has been cancelled. There are multiple complications with the initial location that was considered, and the cost estimates for the access road and parking area are higher than we are able to accommodate. Discussion followed about potential alternatives. The Commission will continue to look at other locations.

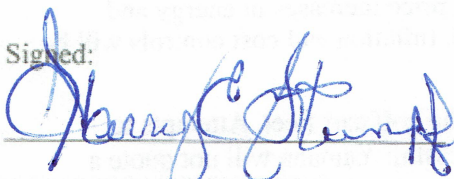
8. Capital Outlay Projects (Range Bridge and Parking Lot Repairs)

The Hardrock proposal was approved earlier in the meeting. Commissioner Chauvin stated that parking lot repairs and re-stripping are under way.

9. Adjourn the Meeting (7:39 PM)

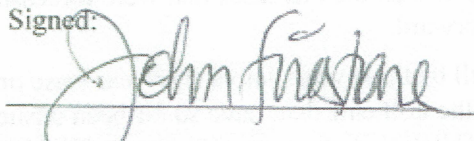
MOVER:	Stumpf
SECONDER:	Berthelot
ACTION:	ADJOURN
VOTE:	4 - 0
YEAS:	Berthelot, Chauvin, Firestone, and Stumpf
NAYS:	None
ABSENT:	McGill

Signed:



Harry Stumpf, Acting Chair

Signed:



John Firestone, Secretary

Date approved: August 18, 2022