

**TIMBERLANE NEIGHBORHOOD IMPROVEMENT & BEAUTIFICATION  
DISTRICT**

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

**December 15, 2022, 6:30 PM**

**Conducted via Zoom**

**MEETING CALLED TO ORDER (6:37 PM)**

Roll call: Chair Jon McGill, present; Ann Berthelot, present; Gary Chauvin, present; John Firestone, present; Harry Stumpf, present. Quorum was present. Panelists: Luis Arocha, Donny Darville. Zoom: No attendees.

**AGENDA ITEMS**

**1. Approval of the Minutes from the Regular November 17, 2022, TNIBD Meeting**

MOVER:	McGill
SECONDER:	Stumpf
ACTION:	APPROVE DRAFT MINUTES
VOTE:	5 – 0
YEAS:	McGill, Berthelot, Chauvin, Firestone, Stumpf
NAYS:	None
ABSENT:	None

**2. Café Hope and Clubhouse Update**

Luis Arocha gave an update. Luis estimates that the entire roof will be finished within four weeks. The cover board for the roof is on site, and installation began today. The TPO, which will be installed next, is on hand and ready to be delivered. Flashing will follow, which will be complicated because of the numerous levels of the roof, then gutters and downspouts. He stated that although the project took longer than expected, at the end we will have a better facility that will be less expensive to maintain than a flat roof, will be more energy efficient, and should be less expensive to insure. Café Hope has invested \$300,000 above what the insurance company allowed for roof replacement.

Phase 2 will begin as soon as the roof replacement is complete. Luis stated that they could not begin work on Phase 2 until the roof was in place to protect the interior against the elements. Phase 2 will involve building out the new Pro Shop; insulation of the new bathrooms; start of new plumbing, electrical, and air conditioning systems; remodeling of the lounge and dining area; construction of the new meeting room; and remodeling of the entire kitchen. Once Phase 2 is complete, they anticipate being able to welcome guests back into the clubhouse.

Phase 3 will involve the remodeling of the upstairs ballroom and the painting of the exterior. The renovation of the snack shop is complete, and they anticipate inspections will take place within days. From that point, they expect restoration of their liquor license by the end of the year. They are in the process of interviewing and hiring staff for the snack shop.

In response to a question from Commissioner Stumpf, Luis explained that all windows will be resealed and watertight before the interior work begins. Currently only the ballroom windows are



of concern. Luis stated that he is scheduled to meet with the contractor weekly and walk the facility to keep the projects on track. He will also meet with the project manager, Mike Simon, next Monday. He stated that the roof is expected to sustain winds of up to 150 miles per hour.

Commissioner McGill said that they are also expecting a report from the pool engineer soon.

### **3. Golf Course—FEMA Claim Update**

Commissioner McGill said that we are in the closing stages of the FEMA claim. The good news is that FEMA has finally made a determination; although they initially denied our claim, we forced them to submit a written justification for denial. That triggered a review of the claim, and as a result they are providing some funds. The bad news is that it won't be enough to replace the entire building and foundation. FEMA is claiming that the damages total about \$135,000, which they are offsetting by the insurance proceeds, which they calculate to be \$100,000—leaving \$30,000 to \$40,000 for them to pay. Commissioner McGill stated that he disagrees with FEMA because we are not receiving \$100,000 from the insurance claim because of the deductible and nonrecoverable depreciation that were applied. He has been in discussions with FEMA about the disagreement, and he has been given instructions on how to dispute FEMA's findings. He also stated that it may be possible to go back to the insurance company. He and Commissioner Stumpf will be reviewing the policy. He stated that there is a legal argument that if the building is a total loss, the insurance company cannot allow for nonrecoverable depreciation. Whether or not it's a total loss is up for discussion, based on FEMA's calculations. Further discussions with FEMA and the insurance company are forthcoming.

Commissioner McGill stated that at a minimum, we may receive up to \$50,000 to repair the building. He has carried out some informal pricing on repair of the building, including replacing the skin on all four walls, the roof, and the fencing. We can probably do all of that with the funds from the insurance company and FEMA. He and Commissioner Stumpf are checking on the public bid requirements, given that the work is below \$250,000, which they understand is the stated minimum. A contractor is already lined up, and we are prepared to get additional quotes to ensure that we are doing our due diligence. However, the delay involved in the public bid process would pose a hardship. The equipment needs to be protected from further exposure to the elements. We've looked into the possibility of a temporary cover, much like the shelter installed by the Pro Shop a couple of years ago. The company that did that is not interested in doing so with this project because they won't be attaching it to a slab; liability and warranty issues make them unwilling to take on the project.

Commissioner McGill also stated that they are expecting FEMA's payment of administrative fees, in theory compensating the Commissioners for their time in dealing with the claim. They expect the amount to come to approximately \$10,000—which the Commissioners will turn over to the District.

### **4. Century Update**

Donny Darville provided an update. KPI: Bad weather in November forced us to close the course for nine days. Even so, we were only 12 percent down in rounds. Average daily fees are about the same. Average fee per rounds remains at about \$45. We are still 27 percent above last year, year to date. As to sales, November saw a slowdown, likely due to the larger economy. There was one additional non-resident golf sale and four GolfVantage memberships. Membership totals are up 27 percent over last year to 108. Century as requested an audit from Palmer Advantage because they onboard all the GolfVantage memberships; the head counts and reimbursements weren't matching. From March through November, there were 37 resignations that TGR was not made



aware of. However, the system has been cleaned up, and Palmer Advantage has reimbursed TGR \$2,000.

Revenues were short of budget by \$6,000, but lower expenses largely made up for that. For the year, we are still up about \$69,000 on net income.

Donny gave a presentation on Century's long-range strategic plan for the golf course. Main areas addressed were irrigation controls, greens, irrigation system itself, green surrounds and bunkers, and fairways and tees. Phase 1 consists of shorter-range actions that can be completed in 2023. Both pumps are now operational, but the controls are manual, which is archaic, requires the work of two people, and poses risks to the system if it does not remain pressurized. As part of phase 1, automated VFD (variable frequency drive) controls will be put into place. This will require a designer and central computer system.

Commissioner McGill indicated that because of the high cost of this project, he wants to get further quotes on pricing, but he emphasized that automation of the system is imperative to prevent damage to the irrigation system. Further, it is necessary to have a reliable irrigation system in place before any work on the greens can begin. The current system cannot accommodate a greens renovation.

Phase 2 is the greens renovation. There are three approaches that could be taken. The lowest would be just to strip the greens and replace the grass, at a cost of \$138,000. However, the grass might die in a year or two, resulting in a loss of the investment. The most expensive approach is the USGA build, which would cost over \$2 million. Donny stated that they consider that the most appropriate approach for TGR is the California build, which is estimated at approximately \$496,000. Donny stated that ideally would be done in 2024. It cannot be done any sooner because we don't yet have the irrigation system automated, and the companies that perform the greens renovations are booked up for 2023. However, by the fall of 2023, we should be prepared to make a commitment.

Phase 3 is a restoration of the bunkers, which is extremely expensive. Donny outlined three possible approaches, ranging from \$281,000 to \$602,000, all of which would be outsourced. However, he stated that this could potentially be done in house over time.

Donny then stated that their plan for the renovation of the irrigation system has focused on the controls; however, the underground pipes—specifically, how long they will remain viable—are also an issue to consider. If necessary, patching can be done. Should the entire system require replacement, the cost could be more than \$2 million, though that would lead to overall improvements; replacement of the system would include increasing the number of water heads and thus the coverage of the water.

Fairways and tees are a further, longer-range area of focus. We have been fortunate that we live in an area with generally a lot of rainfall, making up for the fact that no renovations have been conducted on the fairways and tees for more than ten years. Commissioner McGill added Richie and the staff have started checking fairway sprinklers and, for the next growing season, using sand to level out some of the problem areas and address issues with tee boxes.

## **5. Treasurer Update**

Treasurer Ann Berthelot presented the October financial statements. Noteworthy items follow. TGR: Total income nearly across the board was over budget by \$14,604. Expenses were overall under budget by \$3,331, attributable primarily to less fertilizer usage than budgeted. Net income was favorable to budget by \$9,528.



TNIBD: No assessment income yet. General and administrative expenses were over budget by \$9,399. Accounting fees were over budget by \$6,375; however, the year-to-date for that category is over budget by only \$1,375. We are looking to amend the budget to accommodate the valuable assistance we rely on from our accountant. Audit fees were within the amount budgeted. The election and legal fees were under budget, offsetting some of the overages in other areas. Interest earned was better than budgeted by \$1,888. Net income was unfavorable to budget by \$7,192. Overall net income for TGR and TNIBD is favorable to budget by \$2,336.

November MOS. TGR: Club was closed for nine days. Dues were under budget by \$3,318. GolfVantage is below budget by \$2,991; enrollment has slowed down. Cart fees were under budget by \$1,609, green fees under budget by \$4,584, and driving range fees were under budget by \$2,822 due to the cold weather. Tournament revenues were over budget by \$3,937. Golf shop revenues were over budget by \$2,064, exclusive of cost of goods sold. Total revenue was unfavorable to budget by \$6,332.

Payroll: Total payroll was over budget by \$2,380. General and administrative payroll was over budget by \$2,294 due to an adjustment to the Louisiana payroll taxes charged in November. Golf shop was under budget by \$2,819. Cart department was over by \$1,720; once again, there is a crossover in the payroll between the cart department and the Pro Shop. Payroll for golf course maintenance was over budget by \$1,184, primarily due to employee benefits being higher than budgeted.

Total expenses were under budget in almost every area, for a total of \$6,231. After management and incentive fees, we are \$49 favorable to budget for October.

Commissioner Berthelot stated that these are outstanding numbers in the context of the bad weather we experienced in November, a testament to the savings on expenses. Chairman McGill echoed those sentiments, given the amount of rain we experienced, along with inflation and the overall economy, which are clearly affecting us. He praised the dedication and diligence of the employees.

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

## **6. Ethics and Sexual Harassment Training Compliance Check**

All Commissioners except Commissioner Chauvin have completed the ethics and sexual harassment training. Chairman McGill reminded him to complete the documents before the end of the year.

## **7. Honor Ceremony Discussion**

Chairman McGill stated that he has been wanting to have an honor ceremony for some time, but something—pandemic, hurricane, etc.—has interfered. We will have an in-person ceremony to honor not only Commissioner Stumpf but also former Commissioners Veronica Bard and Ronald Evans. The event is to be scheduled.

Jon then expressed his profound appreciation for Commissioner Stumpf, stating that the TNIBD would not have survived without his efforts; he was absolutely critical to the success of the endeavor, and most people have no awareness of what, and how much, he has done for the District and for Jon personally. Commissioner Stumpf then stated that the Commission, past and

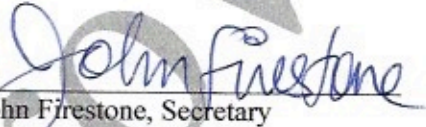
present, has been the most fulfilling and rewarding group he has worked with in his life. He praised the other Commissioners for their expertise, willingness to work, and cooperation. He stated that we have accomplished our initial purpose and mission: to gain control of the golf course and to make it better than it was before.

Donny Darville added his thanks and appreciation for Harry's service. Commissioner Berthelot voiced her appreciation for the careful oversight that Commissioner Stumpf provided, along with his good humor. Commissioner Firestone stated that he also appreciated Harry's wit and legal acumen and noted that Harry was a driving force for this effort from the beginning, before the TNIBD came into being. Commissioner Chauvin added his praise and heartfelt thanks to Commissioner Stumpf. He also declared him (Stumpf) as officially "the coolest".

#### 8. Adjourn the Meeting (7:57 PM)

MOVER:	Stumpf
SECONDER:	McGill
ACTION:	ADJOURN
VOTE:	5 - 0
YEAS:	Berthelot, Chauvin, Firestone, McGill, and Stumpf
NAYS:	None
ABSENT:	None

  
 John McGill, Chairman  
 Signed:

  
 John Firestone, Secretary  
 Signed:

Date approved: January 19, 2023