

**TIMBERLANE NEIGHBORHOOD IMPROVEMENT & BEAUTIFICATION
DISTRICT**

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

June 16, 2022, 6:30 PM

Conducted via Zoom

MEETING CALLED TO ORDER (6:36 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: Four attendees.

AGENDA ITEMS

1. Approval of the Minutes from the Regular May 19, 2022, TNIBD Meeting

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

2. Hurricane Ida

a. Café Hope and Clubhouse Update. Luis Arocha provided an update. The contractor has ordered materials for phase one of the project, with Brady expected to receive the permits from the City of Gretna in the next few days. Phase one consists of the redoing of the roof with a 14 percent pitch, return of the Pro Shop to the main building, and the beginning of the new electrical and air conditioning system. Luis reported that the contractor estimates this phase to be completed in 90 to 120 days. They will continue fundraising and grant writing to the foundations that support Café Hope, and they will continue to explore other options to generate revenue. He emphasized that the work being done is far beyond what insurance will cover, as this is a comprehensive renovation of the building. He added that he believes that the insurance company is acting in good faith; although Café Hope and the insurance company are currently about \$350,000 apart in the amount Café Hope is claiming (about \$120,000 for the building and the rest for the contents), Luis stated that the discussions are mostly involving needed explanations and documentation. He has received \$500,000 so far, and he expects another \$630,000 within a couple of weeks.

The pool is open, with a good team of lifeguards and constant efforts to maintain cleanliness. The gym is open, and some training is occurring. There were delays in finishing the restrooms, but the issues have been resolved, and they should be open within the next seven to ten days. Limited food service is being provided. He considered a food trailer, the cost of which would be about \$40,000, but the lowest insurance quote was \$36,000. Other options are being explored, including the possibility of contracting with one or more outside providers.

In response to a question from an attendee, there are no neighborhood events currently planned. Luis is concerned that they would be unable to accommodate more than 30 or so attendees, but he is willing to consider options, including, again, contracting with a food truck. Luis stated that Café Hope would not be able to obtain a liquor license until the snack shop renovations are completed. However, Donny Darville indicated that it might be possible to obtain a temporary license for special events. He and Luis will confer on this.

b. Golf Course—FEMA Claim Update. Chairman McGill stated that the codes and standards have been resubmitted in the format that FEMA had requested for the Category A debris removal (we had submitted the labor costs on a weekly basis, whereas FEMA wanted the amounts on a daily basis). For the equipment building, FEMA is expected to send out an inspector for a site inspection in the next week or so to begin that process.

c. Century Update. Donny Darville provided an update. He returned to the KPI for April because the average of daily rounds played was incorrectly calculated and should be 45, not 35. For May, rounds played are up 16 percent from May 2021. Daily fee rate is up by \$13 per nonmember, full rack rate round. This is only the second month of the fiscal year, but year to date there has been an increase of 25 percent over the prior year. Donny commented that nationwide, golf courses have undergone a reduction in daily rounds played, typically by 5 to 6 percent, but TGR is trending in the opposite direction. Total memberships are up by 9 percent. GolfVantage is leveling off at about 148 memberships, but the goal is 150 to 200. TGR currently has about 50 resident memberships. They are reaching out to new neighbors who have recently moved into the neighborhood.

In regard to total revenue, the trends are excellent. Projected numbers for this year included increases in both revenue and expenses (to provide a better product), and we are still exceeding expectations. The net GOP for May exceeded expectations by about \$4,000.

TGR decided to suspend the 25 percent discount on weekday memberships because even without that discount, it is underpriced; however, the discount will apply to other categories of memberships. Current weekday memberships will continue to be honored at the price in effect at the time of purchase. Commissioner McGill asked to put on the agenda for the next meeting with Century a discussion about the discount for the military and first responders.

Pitch & Putt is due to open at the end of June. The flyer is being revised. Donny added that there are many opportunities to add amenities to make TGR a central hub of the community.

We have rehired a previous employee. Doing so will not exceed the budget for payroll by more than 5 percent and there is a need for his services. However, any further hires would exceed the 5 percent and would have to come before the Commission for approval.

Donny reiterated that they are willing to work with Café Hope to put on social events for the neighborhood.

Donny stated that he reached out to Yamaha before the current lease ends to obtain more and newer golf carts, but they are not yet prepared to offer pricing or guarantees for next year. Donny stated that he expects to have more information within a couple of weeks and that we will be in the queue once the portal opens.

3. Resolution to Amend to Management Agreement (amending insurance coverages)

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

A resolution to amend the golf operations Management Agreement with CGPM MANAGERS, LLC effective January 20, 2020

Whereas, TNIBD and CGPM MANAGERS, LLC (d/b/a Century Golf) entered into a golf facilities Management Agreement effective January 20, 2021;

Whereas, after experience and further review of the insurance requirements of the parties provided in Article V of the Management Agreement, the parties have determined that Article V should be amended and reenacted in its entirety to adjust the limits or eliminate several of the coverages set forth in Article V of the Agreement, as more particularly set forth in a copy of the proposed amendment, a copy of which is attached hereto.

NOW, THEREFORE,

BE IT RESOLVED by the Board of Commissioners of Timberlane Neighborhood Improvement and Beautification District that Article V of the Management Agreement with CGPM Managers, LLC effective January 20, 2021, be amended and reenacted in its entirety to adjust the limits or eliminate several of the coverages set forth in Article V of the Management Agreement, effective January 20, 2021 as more particularly set forth in a copy of the draft of the amendment, a copy of which is attached hereto and made a part hereof and marked "Exhibit A."

BE IT FURTHER RESOLVED that the Chairman of the Board of Commissioners, or his successor, is hereby authorized to execute the Amendment on behalf of the District.

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

MOVER:	Stumpf
SECONDER:	McGill
ACTION:	APPROVE AMENDMENT TO MANAGEMENT AGREEMENT
VOTE:	5 - 0
YEAS:	Berthelot, Chauvin, Firestone, McGill, and Stumpf
NAYS:	None
ABSENT:	None
ABSTAINING	None

This resolution to amend Management Agreement was declared adopted by the Board of Commissioners acting as the governing authority of Timberlane Neighborhood Improvement and Beautification District on this the 16th day of June 2022.

4. Task List Items

Chairman McGill made a motion to table the discussion of the task list items to the next meeting.

MOVER:	McGill
SECONDER:	Stumpf
ACTION:	TABLE TASK LIST DISCUSSION TO NEXT MEETING

VOTE:	5 – 0
YEAS:	Berthelot, Chauvin, Firestone, McGill, and Stumpf
NAYS:	None
ABSENT:	None
ABSTAINING	None

5. Motion to Add Discussion of the Cultural District to Agenda

MOVER:	McGill
SECONDER:	Stumpf
ACTION:	ADD TO AGENDA DISCUSSION OF CULTURAL DISTRICT
VOTE:	5 – 0
YEAS:	Berthelot, Chauvin, Firestone, McGill, and Stumpf
NAYS:	None
ABSENT:	None
ABSTAINING	None

Commissioner McGill explained that the City of Gretna is in the process of having parts of Gretna designated as a Cultural District. The City Council will be voting on the resolution, but the city also wants community approval. The deadline for submission is July 15. Structures within the district could be eligible for a 20 percent tax credit for renovations and rebuilding. Although neither the District nor Café Hope is subject to income tax, such tax credits can be sold, and they tend to yield 80 to 90 percent of the total value. Thus, if the \$3 million renovation on the clubhouse building were to qualify, the tax credit of roughly \$600,000 could be sold, potentially for several hundred thousand dollars. Although it's possible that the \$1 million roof renovation might not qualify because it may or may not be completed by the time the state approves the district the on October 15, the remaining \$2 million would be eligible for consideration.

In addition, homes in Timberlane that are rental property may qualify for the tax credit, provided the owner does not reside in the home and does not claim a homestead exemption for the property. In either case, unlike residents within a designated historical district, homeowners do not need to obtain approval from the cultural district for their renovations.

Motion to Send Letter of Support for Designation of Cultural District

MOVER:	McGill
SECONDER:	Stumpf
ACTION:	SEND LETTER OF SUPPORT FOR DESIGNATION OF CULTURAL DISTRICT
VOTE:	5 – 0
YEAS:	Berthelot, Chauvin, Firestone, McGill, and Stumpf
NAYS:	None
ABSENT:	None
ABSTAINING	None

5. Playground Project and Fundraiser

Commissioner Chauvin stated he has received quotes on the driveway and parking area. The parking area was measured at 30 by 100 feet, the driveway at 12 feet wide. Industry standard is

measured in square yards, and concrete is standard at \$110 per square yard. One contractor calculated the number of square yards at 700, another at 850. Either way, the cost is approximately \$80,000 for concrete. Limestone would be initially less expensive, but long-term maintenance would require more equipment and labor. The concrete expense would cause the project to exceed by far the cost that the board is prepared to spend: about \$150,000, three times the amount budgeted. Discussion followed. Chairman McGill has asked Commissioner Chauvin to investigate the cost of a gravel lot that would eliminate the need for a driveway, but that would involve purchasing the neighboring vacant lot. Another possible option is to locate the playground on the north side behind the tennis courts. This is less than ideal, given that the Commission's intent is to provide an amenity on the south side. It might be possible through fundraising measures to increase the budget to perhaps up to \$100,000, but more than that would not be feasible. Chairman McGill reiterated his request that Commissioner Chauvin return to the contractors to get quotes on the least expensive option for the driveway and parking.

Commissioner McGill then stated that the insurance quote was much less expensive than he expected, \$740 for the remaining half year, roughly \$1,400 annually. This includes \$40,000 of coverage on the equipment.

Commissioner Stumpf will provide information on the limitations dictated by the restrictive covenants, in particular the provision that the property be used exclusively as a golf course. Commissioner McGill also asked Commissioner Stumpf to investigate whether a playground would constitute a nuisance as defined by Louisiana law, that is, by blocking neighbors' view of the golf course or creating a noise nuisance.

The fundraiser is still set to take place.

6. Treasurer Update

Treasurer Ann Berthelot presented the April financial statements. Noteworthy items follow. TGR income was over budget by \$16,325. Expenses were under budget by \$9,430. Net income was favorable to budget by \$25,995. For TNIBD, there is no recorded income yet for this fiscal year; we won't see income until toward the end of the year. General and administrative expenses were over budget by \$641, primarily because of higher-than-expected insurance costs. There is a catch-up payment in that amount for underestimated payment for the prior year. Financials may need to be amended; we are awaiting input from our CPA on that. Overall net income for TGR and TNIBD is over budget by \$25,800.

Chairman McGill clarified that the insurance liability and umbrella cost is based on estimates of revenue that we provide; if revenues end up being higher, we are charged more. Thus, a higher charge is actually good because it means that revenues are higher than anticipated.

MOS for May: Total golf revenues were unfavorable to budget by \$1,437, primarily because the driving range revenue was lower because sponsored advertising had not yet been processed by Michelle Preuss, who was out on vacation. Expenses were under budget overall by \$7,003. Overall we are \$5,064 favorable to budget for May.

Chairman McGill added that so far in June, we are still doing well, having reached 75 percent of revenues two weeks into the month. The heat has slowed things down, however. The TNIBD budgeted \$800,000 in income for the fiscal year, and we are still in line to reach that. However, the general economy and fuel costs are a concern.

7. Address Change

The change in address has been executed. Address of TGR is 700 Lapalco Boulevard, and Café Hope is 702 Lapalco Boulevard. The purpose of the change is to route nonresidents onto Lapalco to enter the property, given the relocation of the gate on Timberlane Drive.

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

Commissioner Chauvin has not yet obtained a second quote on the bridge, but it should be coming next week. The flat bridge would be less expensive. He explained the key engineering issues involved.


The parking lot has four major potholes. Commissioner Chauvin stated that we continue to patch them, but there is an urgent need to fix the largest one in the near future; this pothole has the potential to damage vehicles and detracts from the look of the property. Cost is estimated at \$11,000. There is also a quote from the same company for \$4,000 to pressure wash and repaint the parking lot.

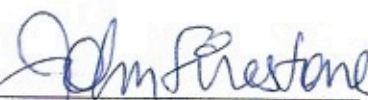
Motion to Allocate \$15,000 from Capital Outlay to Repair and Paint the Parking Lot

MOVER: Chauvin
 SECONDER: McGill
 ACTION: ALLOCATE \$15,000 FROM CAPITAL OUTLAY BUDGET TO REPAIR AND PAINT THE PARKING LOT
 VOTE: 5 - 0
 YEAS: Berthelot, Chauvin, Firestone, McGill, and Stumpf
 NAYS: None
 ABSENT: None
 ABSTAINING: None

9. Adjourn the Meeting (8:20 PM)

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


 Jon McGill, Chairman
 Signed:


 John Firestone, Secretary
 Signed: 7/21/2022

Date: approved July 21, 2022