

**TIMBERLANE NEIGHBORHOOD IMPROVEMENT & BEAUTIFICATION
DISTRICT**

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

May 18, 2023, 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; Pamela Russell, present. Quorum was present. Panelists: Luis Arocha, Donny Darville. Zoom: One attendee.

AGENDA ITEMS

1. Approval of the Minutes from the Regular April 20, 2023, TNIBD Meeting

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

2. Motion to Amend Agenda to Include Golf Course Update

MOVER: McGill
SECONDER: Berthelot
ACTION: AMEND AGENDA TO INCLUDE GOLF COURSE UPDATE
VOTE: 5 – 0
YEAS: McGill, Berthelot, Chauvin, Firestone, Russell
NAYS: None
ABSENT: None

3. Café Hope and Clubhouse Update

Chairman McGill stated that the interior of the clubhouse is looking great and then introduced Luis Arocha to provide the update. He stated that the work is on track; about 95 percent of the framing of the current phase, which includes the Pro Shop, offices for golf staff, the new restrooms, and the conference room. Plumbing work under the slab is under way. They had to knock down a wall in the kitchen. The electricians have installed light switches and outlets in the primary offices and Pro Shop and are expected to proceed with the restrooms in the next days. They are working with the designer to finalize details for the interior (colors, wallpaper, fixtures). He stated that he is hopeful that the Pro Shop and restrooms will be open by July.

In response to a question from Donny Darville about when operations will be permitted, Luis stated that the permitting will be done in phases; there are four separate permits. This partial permitting will allow occupancy as the stages of renovation are completed. There have been some unexpected issues, such as the need to replace the grease trap system (estimated at over 50 years old) in the kitchen, but these are being managed.

In response to a question from Commissioner Russell, Luis stated that the lounge, bar, and dining room is expected to be open in September. He also stated that City of Gretna has approved the liquor license but will not issue the document until the background check from the State of Louisiana is completed. The City of Gretna's background check has already been done and is clear. He added that he will meet tomorrow by phone with Louisiana ATC to ask whether the preliminary approval from the City of Gretna will suffice to allow issuance of the permit. Commissioner McGill expressed his surprise and disappointment that the state permitting process is taking nearly twice as long as promised and offered to intervene if Luis asks.

4. Golf Course Operations Update

Commissioner Chauvin provided the update. He stated that two pickleball clinics have already been hosted, with sixteen slots sold out quickly for each night. He noted that pickle ball is an additional offering that does not entail any loss of tennis courts. He stated that the maintenance building is 95 percent complete; there is still some painting to be done. In response to neighbors who had asked him about the side of the roof that was not replaced, he confirmed that it is in good condition and is structurally sound. With the work done on the storage facility, there are no longer any concerns about water leakage; the building provides needed workspace and secure storage for the equipment and, moreover, looks great.

Commissioner Chauvin also stated that the driving range bridge also looks great and because of the quality of the work done, it is expected to last several decades. Regarding the bridge that spans fairways 10 and 11, he stated that the broken aprons and handrails have been replaced; there is still further work to be done, but the bridge is already structurally sound. He then stated that a sixth Pitch & Putt hole has been added, with plans for three more. Foot golf is another new offering (the necessary equipment was already available, transferred from the former Timberlane Country Club). The additions of Pitch & Putt and foot golf are amenities particularly geared to the children and young people of the District.

Gary then provided an update on the sprinkler systems, stating that he is meeting with Donny Darville and Bryan Stromme (Century's vice president of agronomy) to see about checking the pressure of the pumps. Paul Alley, our superintendent, and Richie Tomblin are developing blueprints for the fairway sprinklers to ensure that all of them are functional; timers will also be set up. Gary then stated that the improvement in the fairways should be apparent very soon.

Gary then stated that landscaping has been done around the Timberlane Drive clubhouse entrance; azaleas have been planted. The fountain is not yet working but is expected to be completed soon. These beautification steps are intended to improve the TGR appearance and brand.

The transitions to the greens are also being improved; Gary stated that the "heal time" is expected to be complete in two to four weeks. The bunkers are also being improved; the greens-side bunkers had "cliff hanger" edges, which are being smoothed and, in some areas, re-sodded.

Commissioner McGill asked Gary to caution Richie not to move forward with landscaping on the median area; he has asked Gina Vendetti of the TEIA to reach out to the City of Gretna to

determine whether they would provide that. Gary stated that drift roses are being considered. Visibility issues for carts exiting the tunnel also must be considered.

Commissioner Chauvin also provided an update on the exterior bathrooms. Initially, a major remake was planned, but the cost (about \$20,000) was prohibitive. The plans are being scaled back to a more modest cost, but the bathrooms will nonetheless be visually appealing.

Commissioner Russell then asked about the roof of the maintenance shed, whether it will be made a consistent color. Gary replied that the side of the roof, though rusty, is structurally sound. Estimated cost to paint it is about \$12,000 to \$13,000. He stated that some of the cost was due to the use of rust-preventing paint underlying an additional paint coat, but that Chairman McGill suggested painting the new side, which needs no prep, a rusty/bronze color that would match the older side. Gary provided additional details about the painting.

Gary added that the five cypress trees on fairway 15 are flourishing; one cypress is still struggling but shows improvement.

5. Century Update

Donny Darville provided an update, which had been tabled due to poor phone connection. KPI: This is the first month of the new fiscal year, so there are no observable trends year-to-date yet. Rounds played are down slightly, at 3 percent, but average rate per round is over \$50. GolfVantage memberships declined slightly in April but is expected to bounce back in May. In this first month, they beat the budget by \$3,756, and expenses were down about \$5,000. Operating GOP was \$12,700 better than budget.

6. Treasurer Update

Treasurer Ann Berthelot presented the financial statements for March 2023. Noteworthy items follow. **TGR:** There were 5 bad weather/closed days. **Revenues:** Total Income was over budget by \$2,880. We saw strong merchandise sales as well as green fees. Cart fees were under budget by \$3,873 as there were fewer tournaments and less cart fees than budgeted. Membership dues were under budget by \$7,352 primarily due to fewer GolfVantage members than were budgeted for. **Expenses:** Expenses were under budget by a total of \$6,386. GCM and golf shop expenses were lower than budget primarily due to the Christmas bonuses in the budgeted month with bonuses being paid out in December. Net Income (after management and incentive fees) was favorable to budget by \$6,359. A combination of income being over budget and expenses being under budget resulted in a year-to-date positive variance to budget of \$56,109 Net Income for TGR.

TNIBD: Income: No 2022 assessment revenue was recorded for this month. FEMA proceeds in the amount of \$33,683 were recorded in this month. **Expenses:** Interest earned again came out better than budgeted, by \$5,381. Net Income was favorable to budget by \$38,391. The overall Net Income for TGR and TNIBD is favorable to budget by \$44,750. Year-to-date net income was over budget by \$208,714 due to the FEMA proceeds as well as Jefferson Parish shared expense of the bridge repair. Interest earned came out well above budget by \$26,107.

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

7. Pool Closure Resolution

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

A resolution authorizing the closure of the Timberlane Golf and Recreation swimming pool and surrounding area for the 2023 summer season and until further notice

Whereas, Hurricane Ida caused extensive damage to the facilities leased by the District (as successor to Timberlane Country Club) to Café Hope; and

Whereas, Café Hope has undertaken the reconstruction and renovation of the facilities; and

Whereas, the reconstruction includes the electrical service to the swimming pool pump motors which will cause the filtration and sanitizing system to be inoperable for an extensive time and result in a health risk to users of the pool; in addition, the pool needs structural repairs and renovation of the deck and surrounding area; and

Whereas, the reconstruction work of the facilities could present a danger of injury to TGR members and guests in the swimming pool area;

NOW, THEREFORE, BE AND IT IS HEREBY RESOLVED that the Board of Commissioners hereby authorizes the closure of the TGR swimming pool and surrounding area for the 2023 summer season and until further notice.

This resolution having been submitted to a vote of the Board of Commissioners of Timberlane Neighborhood Improvement and Beautification District, Parish of Jefferson, State of Louisiana, the vote thereon was as follows:

MOVER:	McGill
SECONDER:	Berthelot
ACTION:	AUTHORIZE CLOSURE OF TIMBERLANE GOLF & RECREATION SWIMMING POOL AND SURROUNDING AREA FOR THE 2023 SUMMER SEASON AND UNTIL FURTHER NOTICE
VOTE:	5 – 0
YEAS:	McGill, Berthelot, Chauvin, Firestone, Russell
NAYS:	None
ABSENT:	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 18th day of May 2023.

8. Newsletter Discussion

Chairman McGill stated that he is very pleased about the progression of this idea from the basic plan to mail out a resolution about the pool, to a comprehensive update on the activities and progress of the Commission and the District. He praised everyone involved: Pam and Gary and


Richie for photos, and John for the narrative. Discussion then followed about pulling together the various elements and getting the finished product to the mailing service. Plans are to get the piece mailed by the end of May.

9. Adjourn the Meeting (7:31 PM)

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



Jon McGill, Chairman
Signed:



John Firestone (Sep 19, 2023 16:03 CDT)
John Firestone, Secretary
Signed:

Date approved: June 15, 2023

Approved

2023_05_18_Minutes_Approved

Final Audit Report

2023-09-19

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