

**TIMBERLANE NEIGHBORHOOD IMPROVEMENT & BEAUTIFICATION
DISTRICT**

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

September 21, 2023, 6:30 PM

Conducted via Zoom

MEETING CALLED TO ORDER (6:31 PM)

Roll call: Chair Jon McGill, present; Ann Berthelot, present; Gary Chauvin, present; John Firestone, present; Pamela Russell, present. Quorum was present. Panelist: Donny Darville.
Zoom: Four attendees.

AGENDA ITEMS

1. Approval of the Minutes from the Regular August 17, 2023, TNIBD Meeting

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

2. Motion to Amend Agenda

Commissioner McGill moved to amend the agenda to allow the Treasurer's Report to follow next.

MOVER: McGill
SECONDER: Russell
ACTION: AMEND AGENDA TO MOVE UP TREASURER'S REPORT
VOTE: 5 – 0
YEAS: McGill, Berthelot, Chauvin, Firestone, Russell
NAYS: None
ABSENT: None

3. Treasurer Update

Treasurer Ann Berthelot presented the financial statements for June 2023. Monthly treasurer reports are posted on the TNIBD website. Noteworthy items follow.

TGR: Revenues: Total Income was under budget primarily due to continued excessive heat. **Expenses:** Total Expenses were under budget as there were some savings in Chemical and Fertilizer. Net Income was favorable to budget.

TNIBD: Income: No 2022 assessment revenue was recorded for this month. **Expenses:** Golf Course Maintenance expenses were over budget due to tree removal and well pump test expenses. Administrative expenses were over budget as accounting fees and audit fees are budgeted for in October and November with invoices occurring in August. Net income for TNIBD was unfavorable to budget.

Overall Net Income for TGR and TNIBD is unfavorable to budget.

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

4. Café Hope and Clubhouse Update

Luis Arocha was unable to attend. In his absence, Chairman McGill provided an update. He stated that the building is looking beautiful, commenting in particular on the color scheme. He received an email today indicating that the countertops for the Pro Shop are being installed next Friday, and the furniture is going to be installed the following week. The TGR Pro Shop should open in the first week of October.

Progress toward completion of the Pro Shop and the new restrooms continues at a rapid pace. Other than two doors that are on back order, the only items remaining are the wall coverings on the restrooms as well as the countertops. Anticipated completion date of phase 2—consisting of the kitchen, dining room, bar, and lounge—is mid-November. Work is progressing, with no anticipated construction delays. The foundation for the bar countertop has been laid in preparation for the stonework. All equipment and furniture have been ordered, and timelines are currently holding to the original dates. In the process of opening, Café Hope has been assembling food and beverage staff and has hired a general manager. They will roll out details as they become available.

As a reminder, this is still a construction site. Please do not walk through the building without an escort.

5. Century Update

Donny Darville provided an update. Noteworthy items follow. KPI for August 2023: Rounds are up 5 percent over the same time last year, despite the heat. The daily average fee per round has declined slightly for the first time, likely due to promotional specials offered because of the excessive heat. There are five new non-resident golfers and three new GolfVantage members. Dues dropped slightly because of six resignations. They now track reasons for resignations; two former members resigned because they have moved, one resigned because of health reasons, and another is waiting for completion of the clubhouse renovation.

Revenues were better than budget by \$5,500. Expenses were under budget by about \$16,000, for a net of about \$21,000 better than budget. There were also cost savings of about \$30,000. So far, year to date TGR is about \$56,000 better than budget.

Irrigation testing is in progress. They have received the results of the well tests, and Toro will also be conducting pressure testing on the irrigation heads to determine that the pressure is

sufficient to supply the heads at the far end of the system. Once they obtain that information, design work for the automation can proceed.

Because of supply chain concerns, carts are being ordered now for delivery next summer. The lease is being terminated a year early, which poses no problem because gas-powered carts command a higher resale value. GPS will be installed on the new carts (as a reminder, Donny commented that they had tried several years ago to install GPS on the existing carts, but this was not possible). Donny commented that the costs will be higher, not only because of the GPS feature but also because of generally higher prices due to inflation. However, they are working out a way to address the cost increases.

6. Golf Course Operations Update

Commissioner Chauvin provided the update. He stated that temperatures are finally easing, so he expects an increase in rounds played. The greens are looking better; they did need to apply some sod, but not as much as recent years.

The project to harvest the overflow from the north side pump to direct it into pond by fairways #9 and #7 is complete. There is a lot of wildlife around the ponds, including pink cranes (not flamingoes!). The canal from #7 that feeds #8 is starting to fill. For a one-time cost of \$1,200 to dig the trench to harvest the water (rather than a monthly cost), we will be able to maintain the ponds. Now, because the water depth is sufficient, the fountain has been returned to the pond.

Ground sinkage is another issue being addressed. Commissioner Chauvin stated that they have received quotes to grind down the cypress knees, which are preventing access by the mowers in some locations. Cypress knees that were formerly two inches above ground are now six inches above ground. In addition, they are receiving some free mulch from a local company that they are distributing to even out the ground and prevent damage to the undercarriages of the golf carts.

In response to a question from a question from Commissioner Russell, Commissioner Chauvin discussed the sinkage on the cart paths, chiefly on the south side. He stated that they have ordered cold asphalt in bulk (which can be stored for up to six months and used as needed) to spread on troublesome spots. He stated that the cart path by hole #1 also needs to be addressed. The bulk purchase of the cold asphalt represents a significant cost savings over the per-bag cost, which would be roughly three times higher.

Chairman McGill commented that a lot of work has been done on the course in the last few weeks, much of it focusing on ameliorating the various effects of the drought. He added that he met with a contractor this morning to address the broken pipe under Lapalco. They are going to try not to bore under Lapalco but to fix the pipe and close one lane. He praised the efforts of the entire TGR team in keeping the greens and the course in such good condition under these adverse conditions of extreme heat and drought.

7. Resolution for D&O Policy Execution Due to Premium Increase above Budget

Chairman McGill stated that the resolution is not necessary because on looking again at the numbers, he realized we had already budgeted a sufficient amount.

8. Miscellaneous

Chairman McGill stated that the TNIBD website sustained an attack with malware. In response, he has moved website hosting back to GoDaddy, the former host. He will repopulate the site once the redesign is completed.

Chairman McGill then called for comments and/or questions from the attendees. No response from any attendees.


He concluded by reporting that the specifications for the pool are completed, so they will be putting the project out for bid in the next few weeks.

9. Adjourn the Meeting (7:02 PM)

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



Jon McGill, Chairman
Signed:



John Firestone, Secretary
Signed:

Date approved: October 19, 2023