

**TIMBERLANE NEIGHBORHOOD IMPROVEMENT & BEAUTIFICATION  
DISTRICT**

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

**August 17, 2023, 6:30 PM**

**Conducted via Zoom**

**MEETING CALLED TO ORDER (6:34 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: Three attendees.

**AGENDA ITEMS**

**1. Approval of the Minutes from the Regular July 20, 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. Café Hope and Clubhouse Update**

Luis Arocha provided an update. Phase 2 of the renovation is proceeding. In the kitchen, the tile work is complete, and sinks will be installed on Monday. The lighting will be finished tomorrow. The painting will start Monday and will involve painting the walls and staining the doors. The glass doors for Richie and Michelle's offices are expected to be installed next week. There may be a slight delay on the wall coverings for the restrooms: the coverings are on an outdoor wall, so it is prudent that the wallpaper "breathe" to avoid mold and mildew growth. For this reason, Luis sent the wall coverings back to the manufacturer to be microplaned; this process involves putting small pinholes in the wall covering that will allow for air circulation. The wall coverings are expected back within the week; the installation may be delayed, but this will not prevent the restrooms from being opened.

Luis stated that phase 3 is generally ahead of schedule. The kitchen equipment was ordered this morning, and the furnishings (tables, chairs, stools) will be ordered next week. He stated that Mike Simon, the project manager, still feels that they are on course for a mid-November opening of the restaurant.

Commissioner Russell complimented the look of the floors and stated that neighbors have been asking when they can begin to book events. Luis stated that he does not yet feel comfortable with



naming a date just yet for events that require the ballroom. He added that there are code issues regarding the stairwell that need to be resolved. However, small parties for adults only may be booked if just the restaurant and bar would be used.

Luis also stated that with the renovation so close to being finished, he feels that it's time to have conversations about coordination between Café Hope and TGR in offering social activities for the members. Chairman McGill agreed, stating that these conversations have been ongoing, but a key prerequisite for developing a formal plan is to specify the roles of Café Hope and TGR. To that end, the lease agreement may at some point need to be amended. For example, adding pickle ball and pitch-and-putt was straightforward, but offering other amenities and activities will involve clarifying responsibilities among the organizations. He stated that Café Hope needs to be in a position to identify the costs of proposed actions, but that he does not believe that they can do so until the renovation is closer to completion.

Luis stated that the tennis courts are in good shape and that he is working with vendors to improve the lighting in that area. The volleyball courts are also in good shape; they recently hosted two high schools for games and workouts. Commissioner McGill asked whether they have a plan for reopening of the fitness center, that is, how much time they need once the Pro Shop reopens in the new building. Luis replied that they are in conversations with the City of Gretna because Café Hope needs an additional permit for the plumbing and electrical, and the City does not want to issue more than one open permit per address—they are unwilling to issue that permit until the first permit on the structure is closed. Luis stated that Brady Garrity is also involved in the discussion to open another permit on the site. Luis added that there are air conditioning problems in the current gym and that they are awaiting a repairman; it may be necessary to obtain a new HVAC system for that building as well. However, he added, the gym can remain in operation.

Luis concluded by asking people to stay away from the building right now because they are in a particularly dangerous phase of the construction.

### 3. Century Update

Donny Darville provided an update. Noteworthy items follow. KPI for July 2023: Rounds are up 5 percent over the same time last year, numbering 1,472 rounds. The average fee per round is \$49.71, up from \$46. Tournaments are up 27 percent for the month, 38 percent for the year. Revenues are at budget; operating expenses (including cost of sales) are under budget by \$8,800. Year to date we are approximately \$10,000 over budget on revenue; on expenses we are under budget by about \$24,000; thus, we are ahead of plan by almost \$35,000.

Donny then proceeded to discuss issues regarding future improvements. The key issue is the infrastructure around the irrigation system, converting from a manual system to one controlled electronically. The designs are close to being completed. Once that is done, we can move on discussions about implementation. He added that they have been able to recover from transition from winter to summer grass much better than in previous years and that we will reap the rewards in the future; there will be a better overseed for winter.

Commissioner McGill commented that everything looks good. The only negative factor has been the weather extremes; the last couple of years saw excessive rainfall, whereas this year we are in drought conditions. But even with these problems, we are managing to stay within budget. He



added that the weather conditions confirmed the wisdom of the board's and TGR's decision to give priority to the irrigation system before making any further investments. Had we tried to replant without addressing the irrigation problems, that money would have been wasted.

#### 4. Golf Course Operations Update

Commissioner Chauvin provided the update. He commented that the greens are looking great; he repeated Richie Tomblin's comment that the greens have been looking better post-transition than they have in his nearly fourteen years here. Gary added that very little new sod has been needed.

Regarding the bathroom on the #14 fairway, he and Commissioner Russell have found a contractor willing to price out parts of the job so that individual items can be selected or rejected.

Gary added that the sprinklers on fairway #12 are working well. Until the irrigation project can be finalized, manual irrigation is being carried out. There are some damaged sprinkler heads remaining, but those are being addressed.

The ponds that are close to the canal are being pumped with water from the canal, manually, three times per week. But with the water table so low, the greens and the fairways take priority. Levels of the pond on fairway #12 are coming up, #15 looks great, and #17 is improving. Even the pond on #3 is getting some water. From the well on the north side, the overflow that had been flowing into the sewer are being redistributed to the ponds on fairways #9, #7, and #8.

Gary added that they are also addressing the ground sinkage, specifically the exposure of the cypress knees. They expect that watering will combat this problem.

With the condition of the greens improving, they are now able to mow more closely, currently at 1.6, with a goal of 1.5. This has the added benefit of making the grass healthier.

Gary concluded by commenting that overall, play is great, the course looks great, and they are getting great response from the players. For the previous Second Sunday tournament, they had to look for additional carts; they had a "packed house."

#### 5. Treasurer Update

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

**TGR:** There were 3 bad weather/closed days. The heat in the last two weeks of June impacted daily play. Revenues: Despite the weather, revenues exceeded budget for the month. Expenses: Total Expenses were over budget by \$3,016, primarily due to the tree removal expense in the amount of \$3,800.

**TNIBD:** Income: No 2022 assessment revenue was recorded for this month. The inclusion of depreciation that we are required to report to be GAAP compliant continues to affect Office/General Administrative Expenses.

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



## **6. Discussion on Renewal of Cart Lease**

Chairman McGill stated that the carts must be ordered by the end of September for delivery in June 2024. He said that we had asked Yamaha two years ago to provide GPS and geofencing but that Yamaha did not provide them. So, we intend to have those features included with the new lease. The current cost of the lease is just under \$3,900 per month. For the renewal, the cost, without GPS and geofencing, would be \$4,600 per month. We are, however, getting the special municipality rate on the interest for the lease, which saves a couple of hundred dollars per month. The cost with GPS and geofencing would be an additional \$2,000 per month; these features will enable the Pro Shop to monitor the location of the carts, manage where they can and cannot go, and shut a cart down if it goes to an unapproved location. We are also investigating the benefits of offering advertising on the cart screens. Richie Tomblin is preparing a report for Century regarding the revenues from long-term advertising for regular play and one-time advertising for tournaments. Richie and Century will prepare a proposal to recoup through this advertising revenue some of the extra costs for the GPS features. Chairman McGill anticipates that a resolution to engage in the new contract will be prepared for the Commission to vote on in the September meeting.

Donny then reminded the Commissioners that the lease signed in 2020 was a five-year lease and that they had saved approximately \$2,500 to \$3,000 per month on the lease that had been effect under the management of Timberlane Country Club. He stated that there are benefits of renewing the lease early, after only four years: obtaining new carts to replace the existing carts, which have undergone significant wear and tear, plus the opportunity to obtain new GPS features. He also stated that we are getting a better value trading in the used carts, given that inflation has made the used cart market more attractive.

Commissioner McGill stated that the advertising will help offset the additional cost of the carts. He, Richie, and Donny are cautious about raising cart fees just to cover costs. We want to reserve increasing fees until we can offer customers clear added value for the increase.

## **7. Election Discussion and Approval of Election Timeline**

Commissioner Firestone prepared a timeline for the election. Discussion followed. The variables are as follows: the date when Jefferson Parish will finalize its tax rolls, the date for candidate qualifying (needs to be prior to the TNIBD October meeting), and the ballot deadline (the count needs to be completed in time for the November meeting).

## **8. Miscellaneous**

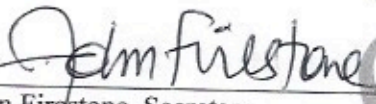
Chairman McGill then commented that we have already budgeted for the repair of the south side restroom; we have insurance proceeds as well as additional FEMA funds that were not allocated to the building repair. He stated that when he receives the proposal, he will sign it. We will ratify the execution of the contract at the September meeting. He is taking this approach so that the restroom can be completed in time for the Gretna Green tournament.

Opportunity for the audience to comment was offered. No comments.

**9. Adjourn the Meeting (8:05 PM)**

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

  
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Jon McGill, Chairman  
Signed:

  
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John Firestone, Secretary  
Signed:

Date approved: September 21, 2023

Approved