

**TIMBERLANE NEIGHBORHOOD IMPROVEMENT & BEAUTIFICATION
DISTRICT**

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

January 18, 2024, 6:30 PM

Conducted at Café Hope, Gretna, LA, and via Zoom

MEETING CALLED TO ORDER (6:46 PM)

Roll call: Chairman Jon McGill, present; Ann Berthelot, present; John Firestone, present; Gary Chauvin, present; Pamela Russell, present. Quorum was present. Attendees: Three attendees at clubhouse, two via Zoom.

AGENDA ITEMS

1. Approval of the Minutes from the Regular December 21, 2023, TNIBD Meeting

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

2. Café Hope and Clubhouse Update

Luis Arocha was unavailable; in his place Chairman McGill provided an update. The restaurant is now open for lunch Tuesdays through Fridays from 11 a.m. to 3 p.m; the bar and lounge open from 3 p.m. to 9 p.m. Tuesdays through Saturdays. They anticipate expanding service as they get more of the executive chef and culinary team lined up. The Snack Shop is also open. Chairman McGill conveyed Luis Arocha's thanks and appreciation for everyone's support over the last few challenging years.

The construction on the ballroom is on schedule and is expected to open in March.

3. Century Update

Donny Darville was unable to attend; in his place Chairman McGill provided an update. Noteworthy items follow. KPI for December 2023: Rounds were down 17 percent. The number of bad weather days was similar from the prior year (rain is common this time of year). The average daily fee rate was higher than the prior year and the fiscal year average. We were just short of the GOP budget for the month due to fewer rounds and slightly higher expenses, but year-to-date is still considerably ahead of budget due to reduced expenses and additional revenues.

The irrigation heads have been replaced through hole number 15. Repairs of equipment for radios and control boxes have been completed; the next step is to evaluate the repair and wiring for the new fairway heads. Chemical application: the pre-emerge application is usually done in the fall, but because of the drought and lack of sprinkler systems on many fairways, this has been postponed to February. The agronomist has advised using a less expensive but equally effective chemical.

Donny and the Century team are testing dynamic pricing, using AI and certain algorithms, to increase prices during busy times and reduce prices during slower times. The goal is to see whether this can increase play during slower times, in particular on weekdays. In response to a question from Commissioner Russell, Chairman McGill stated that the pricing scheme will be marketed. He suggested that Commissioner Russell send an email to Donny, copying the other Commissioners, with her specific questions.

Final bids are forthcoming for the roofs on course bathrooms and other in-house items. The budget and business plans are complete. Tree stump grinding will begin at the end of February.

4. Golf Course Update

Commissioner Chauvin reiterated that the sprinkler heads have been changed through fairway 15, emphasizing that we are now able to water the entire front nine fairways, which have been the most problematic. He has been receiving very positive feedback from golfers. The chief complaint is that the fairways are not level. Renovating the fairways will be the next priority once the remainder of the sprinkler heads are installed. Chairman McGill added that layers of river sand will be gradually applied, an effort that we have been wanting to undertake for three years. The sand will be first applied in the lower areas and then water those areas, encouraging grass growth. In addition, trees will be trimmed on fairways 2, 3, and 4. Commissioner Chauvin stated that the greens and the tee boxes are looking great.

Guest Karen Launey commented that during the Gretna Green, she spoke with players from several prominent local golf clubs, who stated that Timberlane's course is vastly better than their clubs.

5. Treasurer Update

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

TGR: There was one bad weather/closed day. Revenues: Inclement weather days and tournaments contributed to the lower revenues; however, total income ended better than budget. Expenses: Total Expenses were **under** budget. Golf Course Maintenance expenses were significantly lower than budget due to savings in chemicals and fertilizer. Net Income (after management and incentive fees) was **favorable** to budget.

TNIBD: Income: No 2022 assessment revenue was recorded for this month. Expenses: Total expenses were over budget. The budget for the audit fees occurred in a different month.

Net Income for TNIBD is **unfavorable** to budget. The **overall** Net Income for TGR and TNIBD is **favorable** to budget.

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

6. Pool Renovation Update

Chairman McGill reiterated what has occurred to date. With the first bid round, we received two bids for the pool renovation, one that was significantly over the budgeted amount, and the other disqualified. We restarted the bidding process. To meet the Memorial Day deadline for the pool opening, our review timeline was shortened from 45 days to 21 days. Bids were received in this second round.

Chairman McGill reported that they have already received a recommendation from our engineer to proceed with the lowest bidder, which the engineer, Ryan Dunlevy has stated is qualified. Francise Horticultural Services was this candidate. The contract amount is \$469,000. A pre-construction consult will take place at the end of January. Work is to begin in mid-February. The completion time is 105 days, ending May 24, 2024. This will allow some leeway should delays occur. We do hope to open by our traditional Memorial Day opening date.

Chairman McGill thanked Commissioner Russell for her assistance in the process. He also thanked the engineer for his help and input over the past couple of years. He then called for a vote to approve the resolution allowing the TNIBD to enter into contract with the lowest qualified bidder.

MOVER:	McGill
SECONDER:	Russell
ACTION:	APPROVE RESOLUTION ALLOWING THE TNIBD TO ENTER INTO CONTRACT WITH FRANCISE HORTICULTURAL CONSTRUCTION
VOTE:	5 – 0
YEAS:	McGill, Berthelot, Chauvin, Firestone, Russell
NAYS:	None
ABSENT:	None

Guest Karen Launey thanked everyone for the efforts and asked about the management of the pool; specifically, she stated her concern about the timely hiring of lifeguards. Chairman McGill explained that by the current terms of the lease, Café Hope manages the pool; however, discussions will take place in the future about whether that will continue. In the meantime, Chairman McGill suggested contacting Luis Arocha regarding the hiring of lifeguards.


Further discussion about neighborhood events followed—specifically, who has the responsibility and who is tasked with organizing them. Chairman McGill emphasized that the TNIBD supports community events but that the Commission will not take on the responsibility of mounting them. Moreover, although Café Hope will assist in and support such events, it is not their responsibility to host them or undertake the organizing of them. Several points were discussed. Chairman McGill suggested that neighbors form a committee to develop a calendar of events and name chairs of those events. Each chair would then have the responsibility of identifying what will be needed from the various entities involved, including the TNIBD, the TEIA, and Café Hope, and coordinating those requirements.

Guest Heather Grant also reported concerns about exhaust from the snack shop kitchen entering the fitness center. Chairman McGill stated he would contact Louis Arocha about the ventilation issues immediately.

10. Adjourn the Meeting (7:48 PM)

Chairman McGill called for comments and questions from the Zoom attendees. There were no responses. Chairman McGill then made a motion to adjourn.

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



Jon McGill, Chairman
Signed:



John Firestone, Secretary
Signed:

Date approved: February 15, 2024

Approved