

**TIMBERLANE NEIGHBORHOOD IMPROVEMENT & BEAUTIFICATION
DISTRICT**

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

February 15, 2024, 6:30 PM

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

MEETING CALLED TO ORDER (6:42 PM)

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

AGENDA ITEMS

1. Approval of the Minutes from the Regular January 18, 2023, TNIBD Meeting

MOVER:	McGill
SECONDER:	Russell
ACTION:	APPROVE DRAFT MINUTES
VOTE:	4 – 0
YEAS:	McGill, Chauvin, Firestone, Russell
ABSENT	1
NAYS:	None

2. Café Hope and Clubhouse Update

Luis Arocha provided an update. The renovations are proceeding as expected. There is a delay in starting on the next phase because the original bid is now two years old. As soon as the contractor supplies an updated bid, they will continue with phase three. The ballroom is expected to be complete in 45 days, the upstairs office and classrooms 45 days thereafter.

3. Century Update

Donny Darville provided an update. Noteworthy items follow. KPI for January 2024: Rounds were down, likely because of the weather. However, the average fees per round reached \$53.40, the highest to date. Donny stated this may be due to their newly implemented dynamic pricing, though it is somewhat premature to say so definitively. In response to a question from Chairman McGill, Donny stated that they will be able to provide a thorough analysis of the effects of dynamic pricing once more data are collected.

There was not much activity in new enrollments for January. Revenue is slightly short, but savings on expenses enabled them to achieve their budget goals for the month, and they are exceeding expectations year to date. Donny reminded everyone that they had planned for flatter revenues.

Donny then stated greens are at their best ever, owing to the agronomy plan that has been developed. The biggest concern currently is the fairways. However, the fairway sprinkler heads have been installed and can be operated manually until the automation is installed.

Regarding programming, they are focusing on building their relationship with First Tee, which is a great fit with TGR and Café Hope. Donny also stated that they are working on a range program. They already have implemented continuous small improvements over time (more paths, more concrete, more structures). They also are working on a long-term plan that will create more entertainment value, to be carried out in phases. The first phase will involve resodding in the spring.

Commissioner Russell then reported that a neighbor complimented the look of the course, saying that 90 percent of the greens are the best he has ever seen them.

4. Golf Course Update

Commissioner Chauvin provided the golf course update. He reiterated that the greens are looking great, adding that there was no need to add more sod and that they are cutting the greens shorter. The greens not only look better but also function better; they "roll" well. He credits the Century recommendations for these improvements.

Commissioner Chauvin stated that they have started fertilizing the troublesome areas. It's not yet time to lay sand on the fairways to level them because it's too early in the season to plant grass over the sand; this will occur later. They are, however, laying sand in some of the bunkers where needed.

The leak by the bathroom on fairway 15 has been fixed. They have obtained quotes on the bathroom roof. The first bid was for twice the amount budgeted, so the budget has been increased slightly and more bids are being obtained.

5. Treasurer Update

Treasurer Ann Berthelot was unable to attend, so Chairman McGill presented the financial statements for December 2023. Monthly treasurer reports are posted on the TNIBD website. Noteworthy items follow.

TGR: There were seven bad weather/closed days. Revenues: The inclement weather contributed to a decrease in revenues, such that the total income was slightly under budget. Expenses: Total Expenses were **under** budget. Golf cart expenses and range ball expenses were higher, as were expenses for chemical and fertilizer application (budgeted for in prior months); however, savings in payroll offset those expenses. Net Income (after management and incentive fees) was slightly **unfavorable** to budget.

TNIBD: Income: Some assessment revenue was recorded for this month, but the budget doesn't capture this until January 2024, so we are over budget for that amount. Expenses: Total expenses were under budget. Net income for TNIBD was **favorable** 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 provided the update. The contract has been executed. Commissioner Russell and Ryan Dunlevy, the engineer, met with the contractor, who informed them that the construction permit had been on hold pending the fire marshal's review in Baton Rouge. Ryan contacted the fire marshal last night, and the report was reviewed this morning. Chairman McGill stated that the first stage of demolition is to remove the plaster and tile, which may or may not require an additional permit, one for demolition. He stated he will find out tomorrow whether a demo permit is needed. Without a demo permit, if one is needed, the City will stop all work. He hopes to have the permit tomorrow so that demo can begin on Monday. Chairman McGill thanked Commissioner Russell, Mr. Dunlevy, and the contractor for their efforts.

10. Adjourn the Meeting (7:43 PM)

Chairman McGill called for comments and questions from the attendees. Attendee Bill Long asked about the water hazard on fairway 4, which he described as a mud pit, and what plans are being considered to return it to its prior state. Chairman McGill responded that it depends on the weather; last year's drought caused the pond to drain. This water hazard, unlike others on the course, is not serviced with well water because it is located too far from an artificial water source. It's also a shallow pond, so it will likely take a significant amount of rain to fill it back up. He added that we do not have a pond remediation program; generally, the focus is on preventing overgrowth. Dr. Long then stated that there is a great deal of overgrowth of vegetation. Chairman McGill responded that they cannot send equipment onto the pond to remove vegetation, even though it has dried out somewhat; however, they can mow around the perimeter. He stated that if the edges are not being cut, they will attend to that. Commissioner Chauvin also stated that he would look into the problem.

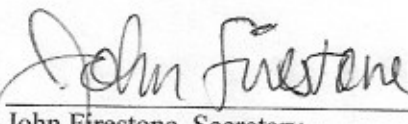
Attendee Stephanie Gallagher asked when the fitness center will be completed. Chairman McGill stated that this will occur after Café Hope has finished the clubhouse building. He did inform her, however, that the temporary fitness center is open and functional.

There were no questions or comments from the Zoom attendees.

Chairman McGill then made a motion to adjourn.

MOVER:	McGill
SECONDER:	Russell
ACTION:	ADJOURN
VOTE:	4 - 0
YEAS:	McGill, Chauvin, Firestone, and Russell
ABSENT:	1
NAYS:	None


 Jon McGill, Chairman
 Signed:


 John Firestone, Secretary
 Signed:

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 Date approved: March 21, 2024