

**TIMBERLANE NEIGHBORHOOD IMPROVEMENT & BEAUTIFICATION
DISTRICT**

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

March 28, 2024, 6:30 PM

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

MEETING CALLED TO ORDER (6:34 PM)

Roll call: Chairman Jon McGill, present; Ann Berthelot, present; Gary Chauvin, present; John Firestone, present; Pamela Russell, present. Quorum was present. Panelist: Luis Arocha.
Attendees: One attendee via Zoom.

AGENDA ITEMS

1. Approval of the Minutes from the Regular February 15, 2024, TNIBD Meeting

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

2. Century Update

Chairman McGill provided an update. Noteworthy items follow. KPI for February 2024: Rounds were down slightly, 11 percent, because of the closures due to bad weather on the busiest days, Fridays and Saturdays. The average fee per round came to \$48.75; year-to-date the average is \$49.41, representing a 4 percent increase from last year. Sales: there were two new resident golf memberships, one new non-resident golf membership, and four new GolfVantage members. Revenues are down due to significant loss of revenues on Saturday closure dates; however, the expenses were less than budgeted, such that the net income was only slightly below budget. However, year to date we are favorable to budget, and we expect to end the fiscal year in the black.

3. Café Hope and Clubhouse Update

Luis Arocha provided an update. The revised bids for the ballroom and upstairs renovations have been received. The increase is about \$130,000, which Luis indicated was quite manageable. He stated that they expect to get the fitness equipment moved out of the ballroom and into the auxiliary building next week. Construction on the ballroom is expected to resume within two weeks after the equipment is moved. This will not interfere with fitness center operations. The enlargement of the fitness center will take place after Café Hope obtains permits to take down walls and remodel.

Commissioner Berthelot asked when the exterior of fitness center will be painted. Luis stated that he will consult with the contractor to see how quickly that can be accomplished.

4. Golf Course Update

Commissioner Chauvin provided the golf course update. Work on the fairways (putting down sand, planting the grass) has begun, and installation of the sprinkler heads on the fairways is complete. With these improvements, we expect to see significant improvements soon. Irrigation has been installed on the Pitch & Putt. High school teams, including Belle Chasse High School, are playing the course. The tee box on hole #3 has been widened, and trees have been trimmed; this will help prevent balls from landing in residents' yards.

Bayou Tree Service has trimmed cypress trees on the front nine. In addition, the cypress knees that had protruded above the ground due to last year's drought have been ground down, such that mowing can resume.

The leak on the south side by the bathroom has been repaired, and a new meter has been installed. Commissioner Chauvin stated that he is still awaiting new bids on repairing the bathroom roof.

5. Treasurer Update

Treasurer Ann Berthelot presented the financial statements for January 2024. Monthly treasurer reports are posted on the TNIBD website. Noteworthy items follow.

TGR: There were six closed/bad weather days. Revenues: Winter weather conditions resulted in lower revenues; total income ended under budget. Expenses: Total Expenses were **under** budget. There were savings in payroll, operating expenses, and chemical applications. Net Income (after management and incentive fees) was **favorable** to budget.

TNIBD: Income: The remainder of the 2023 assessment revenue payments were recorded in this month. Expenses: Total expenses were under budget. Net Income for TNIBD is **unfavorable** to budget due to a portion of the assessment revenue being recorded in December, whereas the entire yearly assessment revenue is budgeted for in January. Also due to this recording, the **overall** Net Income for TGR and TNIBD is **unfavorable** to budget.

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

6. Pool Renovation Update

Commissioner Russell provided the update. Renovations are proceeding well. The tile will arrive and be laid by the end of next week. Then, they will fill around the pool in preparation for the decking. All the equipment for the pool has arrived and installation has begun. We are on schedule and on budget. Commissioner Russell stated that we've decided to refurbish the kicker stands and the lifeguard stand instead of replacing them. In addition, we are adding steps, including a 15-foot step that will serve as a sun ledge.

She added that due to the ground sinkage over the years, the shallow side of the pool is four inches shorter than the deep side, so this side will have to be built up. Commissioner Russell also stated that they are looking at poolside furniture. She and Chairman McGill stated that they feel very confident that the pool will be ready before the end of May, when it is scheduled to open.

Chairman McGill praised and thanked Commissioner Russell for her efforts in providing oversight and project management. He added they discussed shortening the dimensions of the pool to be in alignment with the standard size for competitive meets. However, the difference would be 9 feet, at a cost of an additional \$50,000 or more. Moreover, this would have involved several attendant permitting issues that would have delayed the pool's opening by several months. The cost savings in avoiding that, plus the savings on the starting blocks and lifeguard stands, allowed us to add the steps and sun deck, and possibly also the furniture. These changes did require the loss of one lane for swim meets, but Chairman McGill reiterated that the primary use of our pool is for recreation of the members, not for competitive swimming. Even so, the lanes can remain open to allow swimmers to do laps and practice while the other side is in use.

7. FYE 2025 Budget

Chairman McGill stated that he is trying to procure funding from Jefferson Parish for capital outlay and is expecting a decision from them next week. When he has that information, he will be able to complete the last portions of the proposed budget. He said that he anticipates sending out the proposed budget next week and then approve it at the April meeting. Commissioner Firestone stated that because the next regular meeting will take place on April 18, the budget would need to be published on April 8. Chairman McGill provided clarification about the approval of the new budget taking place after the end of the current fiscal year, March 31. He stated, first, that typically we do have the budget finalized by then. He added that we put into our by-laws the state-mandated process of preparing, advertising, publishing, and approving the budget, even though state law would not require this of the TNIBD given the source of its funds. He also stated that there is a provision in the law that allows 50 percent of a previous year's budget if the new budget is not approved by the end of the fiscal year. Thus, there will be no impact on operations, given that the new budget will be approved long before we run through 50 percent of last year's budget.


8. Adjourn the Meeting (7:03 PM)

Chairman McGill called for comments and questions from the one Zoom attendee, Mr. or Ms. Heine. The person did not identify himself of herself and did not pose any questions or make any comments.

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: April 18, 2024