

**TIMBERLANE NEIGHBORHOOD IMPROVEMENT & BEAUTIFICATION
DISTRICT**

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

April 18, 2024, 6:30 PM

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

MEETING CALLED TO ORDER (6:36 PM)

Roll call: Chairman Jon McGill, present; Ann Berthelot, present; Gary Chauvin, present; John Firestone, present; Pamela Russell, present. Quorum was present. Panelist: Donny Darville.
Attendees: Two attendees via Zoom, one attendee at clubhouse.

AGENDA ITEMS

1. Approval of the Minutes from the Regular March 28, 2024, TNIBD Meeting

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

2. Century Update

Donny Darville provided an update. Noteworthy items follow. KPI for March 2024: Rounds played are down 10 percent over the same month in the prior year, primarily owing to the number of bad weather days (nine days versus five days in 2023). Moreover, many of the bad weather days fell on Fridays, the busiest day. There were no other concerns regarding the number of rounds. The average fee per round came to \$51.98, the highest seen so far; year-to-date the average is nearly \$50, representing a 4 percent increase over last year.

Enrollments: There were nine enrollments from nonresident and GolfVantage. Revenues were just short of budget. Expenses were higher, chiefly due to the cost of addressing the tree issues. For the year, revenues were short of budget, but only by about \$10,000. Chairman McGill stated that he was very pleased; given the severe drought and bad weather conditions, this shortfall is modest.

Chairman McGill asked whether Century has analyzed the effects of the dynamic pricing that was recently instituted. Donny replied that he expects to have enough data to do so by the next meeting.

Donny then provided an update on the business plan for the upcoming fiscal year. One of the primary focal points will be to enhance members' driving range experience through various planned improvements. Century has steadily improved range conditions over the past few years and will continue to do so over the next 14 to 18 months. They consider the driving range to be a

key revenue driver; by enhancing the experience beyond the basics and making it more family oriented, they expect to raise attendance and TGR's visibility in the community. This is also true for Pitch and Putt, which is a second focal point for Century in the coming year.

The third focal point will be the conditions of the course. The greens have dramatically improved, and they expect that last summer's efforts to make the turf healthier will yield benefits, especially in regard to the seasonal transition. With the drought and no irrigation in place, the fairways suffered significantly. However, since that time they have replaced 140 sprinkler heads, most of which have been installed. They are all operational, although not all of them will be tied to the irrigation boxes that will allow for automatic control. With irrigation in place, they can step up the processes of fertilization and increased weed control. Chairman McGill stated that the grass is already looking great.

Donny added that they are expecting a visit with the agronomist in the next sixty days to make sure all the systems are in place. He added that they now use Greens Keeper management software, which indicates how long the various chemical products that are applied will last, based on current weather conditions, and will indicate when the products are depleted and need to be reapplied.

3. Golf Course Update

Commissioner Chauvin stated that Donny covered most of the information he has to report and reiterated that the greens and fairways are looking good, as are the ponds.

4. Treasurer Update

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

TGR: There were seven closed/bad weather days. Revenues: Poor weather conditions that occurred on weekends impacted some of our busier days. This resulted in lower revenues. Weekday membership was lower than budget due to poor weather this year with extreme heat and wet and cold winter days. Weather significantly impacts weekday membership as this category is made up of older members. Total income ended under budget. Expenses: Total Expenses were well under budget. There were savings in payroll and chemical applications. Net Income (after management and incentive fees) was slightly unfavorable to budget.

TNIBD: Income: No 2023 assessment revenue payments were recorded in this month. Expenses: Total expenses were over budget; however, recorded depreciation is considered a significant factor. Net Income for TNIBD is unfavorable to budget by a few hundred dollars. The overall Net Income for TGR and TNIBD is unfavorable to budget; however, considering the extreme weather we have seen, the impact is modest after savings in expenses.

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

5. Pool Renovation Update

Commissioner Russell provided the update. Problems were discovered that necessitated new facing on top of the pool walls. Although the deep end was fine, the shallow end had experienced several inches of sinkage and needed to be rebuilt. In addition, there were some weak areas that

needed to be fixed. These unexpected problems have been resolved with no extra cost, and the extra time needed to do so will not affect the completion schedule.

The tiling and the coping are expected to begin next week. The lane tiles will follow, and in about the two weeks they will begin to plaster. The pumps and chemical feeds have been installed. After the decking is done, they will clean up the concrete and stain it.

As she had reported last meeting, Commissioner Russell stated that they were able to salvage the kickstands and lifeguard stands, and she is working with a neighbor who has volunteered to recover the kickstands for cost, expected to be about \$500. She added that she and Chairman McGill met with the designer and have ordered poolside furniture, which will not come in until about the middle of June. She added that she was able to locate some rental furniture to be used temporarily until then, for a cost of \$500 to \$700.

Commissioner Russell then added that the area in the back by the wall under the covering is not in good condition. Repairing it is not in the budget, but there are safety and security concerns. So, she and Chairman McGill have asked for pricing on curbing or some other solution. The contractor has suggested extending the concrete to that area at a cost of approximately \$5,000. Chairman McGill and Commissioner Russell will meet with him for further discussion once the contractor has prepared a proposal.

7. Social Event Discussion

Commissioner Berthelot stated that neighbors have been expressing interest in having social events and other activities. TNIBD does not have the budget to hire a social coordinator for such activities, so volunteers from the neighborhood will be needed. She is calling upon any interested volunteers to meet and discuss what events they would like to hold and how to organize them. Chairman McGill stated that the TNIBD will not sponsor such events but will be willing to help with coordinating them and securing, for example, any necessary insurance policies. He stated that the first step is to hold a meeting of people interested in social events, suggesting that this be posted on the neighborhood Facebook page. The next step would be to develop an annual calendar and to appoint a coordinator for each event.

8. FYE 2025 Budget

Chairman McGill presented the proposed budget. He stated that consistent with previous years, we take a very conservative stance in forecasting revenue and make a concerted effort to anticipate all the expenses; usually we end the year about \$50,000 better than we had anticipated. Noteworthy items in the budget: The budget assumes a very conservative 6 percent increase in golf-generated revenues and a 9 percent increase in expenses. The latter reflects the costs of a thorough golf maintenance and agronomy plan to continue improving course conditions. The capital improvements budget includes the renovation of swimming pool and the improvement of the driving range.

Total revenue reflects an expected allocation from Jefferson Parish of \$500,000. Debt principal payments reflect \$100,000 to retire the loan on the driving range, which will save approximately \$12,000 in interest payments.

Commissioner McGill then made a motion to approve the proposed budget for the fiscal year ending March 31, 2025.

MOVER: McGill
 SECONDER: Berthelot
 ACTION: APPROVE THE PROPOSED BUDGET FOR FYE 2025 FOR PUBLICATION
 VOTE: 5 – 0
 YEAS: McGill, Berthelot, Chauvin, Firestone, Russell
 NAYS: None
 ABSENT: None

8. Café Hope and Clubhouse Update

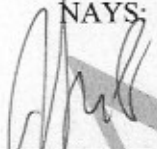
Luis Arocha was unable to attend. Commissioner Berthelot stated that she will meet with Luis and with Brady Garrity to discuss completion of the bathrooms. Also, she pointed out that the pool renovation does not include the fence and that the residents need to be aware that this is not covered in the budget.

9. Adjourn the Meeting (7:34 PM)

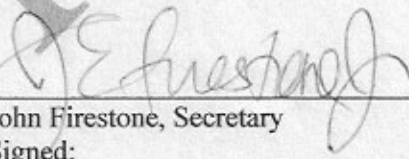
Chairman McGill called for comments and questions from the one Zoom attendee, Mr. or Ms. Heine. The person did not identify himself or herself and did not pose any questions or make any comments.

Chairman McGill then made a motion to adjourn.

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



 Jon McGill, Chairman
 Signed:



 John Firestone, Secretary
 Signed:

Date approved: May 16, 2024