

**TIMBERLANE NEIGHBORHOOD IMPROVEMENT & BEAUTIFICATION  
DISTRICT**

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

**May 16, 2024, 6:30 PM**

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

**MEETING CALLED TO ORDER (6:32 PM)**

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

**AGENDA ITEMS**

**1. Approval of the Minutes from the Regular April 18, 2024, TNIBD Meeting**

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

**2. Café Hope and Clubhouse Update**

Luis Arocha provided an update. The renovation of the ballroom and second floor are on pace, with an anticipated completion of the ballroom by the end of June or early July. No problems have surfaced to slow construction. He added that they are working toward being ready for the pool opening. Lifeguards have been hired, and orientation is planned.

Chairman McGill added that the pool is expected to be plastered and filled next week. He asked Luis whether the pool would be open Friday or Monday, or one of the intervening days. Luis responded that he does not yet have the specific date. He said he will have an update by tomorrow.

In response to a question from Commissioner Russell, Luis stated that the bathrooms will be painted in time for the opening. There have been water line problems, with a cost of \$23,000 to reconnect the water line to the pool. At a minimum, the bathrooms will be pressure washed and the toilets replaced by the time of pool opening.

Luis then stated that the pool opening will be announced on Facebook posts (both the Café Hope page and the Timberlane page) and the information screen inside the clubhouse. In response to a question from Commissioner Berthelot, Luis said that they are developing a poolside menu, including snacks and frozen drinks.

### 3. Century Update

Donny Darville provided an update. Noteworthy items follow. KPI for April 2024: April starts the new fiscal year. He stated that we had a great month. Rounds played were up 3 percent, and GolfVantage saw the largest increase year-over-year for rounds played. There were only two bad weather days. Revenues were excellent, with the average round fees just over \$50.04.

Enrollments: There were six non-resident golf enrollments with only three resignations, and eight enrollments for GolfVantage. Totals are about where they were last year. Net operating income is about \$20,000 better than budget. Merchandise sales are up, and there have been some cost savings. Donny added that he does not expect the costs savings to come back and cause a budget overage; we are in line with budgeted fertilizer and other chemical applications.

Donny stated that a site visit is planned June 10 or 11 to inspect the fairways ahead of aerification on June 17. Growth of the Bermuda grass is far ahead of past years, so they are very pleased with the health of the turf grass.

They are still collecting data regarding the dynamic pricing. By the end of this month, they will have three months of data, such that by next month they should have enough data and metrics to evaluate the effects of the dynamic pricing. Chairman McGill asked that to be notified when they have the raw data so that he can review it. Chairman McGill added the Timberlane course is garnering a lot of attention; where other courses are in decline, we are on the ascent. He expressed his thanks and appreciation to Donny and Century Golf.

Donny asked whether they will once again be providing the golf operations information for the TNIBD's annual report. Chairman McGill said yes; moreover, this year's annual report will also include a five-year summary. He is creating the framework for that now and is aiming to have drafts prepared by mid-June; the goal is to publish the final report by the end of July.

### 4. Golf Course Update

Commissioner Chauvin stated that the greens are looking great, and with the sprinklers, the fairways are also improving. He stated that he is particularly impressed with the average round fees, which are now over \$50, recalling that when he started playing years ago, it was about \$25.

He stated that we are making improvements to the driving range to make it a more family-oriented experience. He stated that he and Richie Tomblin are working to complete the necessary work on the course bathrooms.

Commissioner Firestone asked about the alligator discovered on the north side. Chairman McGill said it has been removed; Jeffrey Haupt handled the problem, calling out a trapper to capture it. There was no cost to the neighborhood; the trapper is paid by the state.

### 5. Treasurer Update

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

**TGR:** There were nine closed/bad weather days. Revenues: The month ended with the volume of daily play picking up and ending close to Budget. Total Income ended slightly under budget. Expenses: Noteworthy expenses were stump grinding at \$6,000 and R & M Equipment at \$4,000 due to the GCM equipment being now out of warranty. Also, the expense for the Fairways' top

dressing and Bermuda seed was \$1,000, and a catch-up invoice for the Fairfield South bathroom after leak was resolved to \$1,200. Net Income: YTD Net income ended \$57,534 better than budget.

**TNIBD: Income:** No 2023 assessment revenue payments were recorded in this month. **Expenses:** Expenses to note are an insurance payment that was a catch-up due to an insurance audit. Net Income for TNIBD is unfavorable to budget primarily due to interest earned coming in lower than budgeted. This was due to the Budget amendment that took place in March. The **overall** Net Income for TGR and TNIBD is unfavorable to budget mainly due to the Budget amendment.

Overall YTD Net Income for TGR and TNIBD ended \$78,048 better than budget. Commissioner Berthelot stated that she was impressed with the end result considering the extreme weather conditions, commenting that we have a phenomenal team that is able to wisely adapt in the more difficult months.

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

## 6. Pool Renovation Update

Commissioner Russell provided the update. The sod was laid today. The plaster company is expected to arrive Monday; once the plastering is complete, the pool will be filled. Also on Monday the decking and concrete will be painted. The circular area that will eventually become the splash pad will be painted. She reminded everyone that there were gaps in the concrete that needed to be repaired, which the Commission approved; she stated that company has completed the work, and it looks phenomenal.

Commissioner Russell also stated that there's a leak in the patio roof that needs to be addressed before the concrete is painted, to prevent rusting. Delivery of the temporary pool furniture has been delayed until May 29; Commissioner Russell and Michelle Preuss were notified of the delay just this afternoon. The problem is due to UPS delay; apparently the furniture is in their hands. Chairman McGill suggested canceling the delivery and re-ordering, which Amazon does allow; Commissioner Chauvin said that as an alternative he would be willing to pick up the furniture from the UPS warehouse in Kenner.

Commissioner Russell then stated that permanent furniture is to be shipped on June 24 and delivered in two to three business days. Discussion then proceeded about scheduling the grand opening, which ideally would be July 4 or the weekend thereafter. With the permanent furniture not expected until the end of June, however, Chairman McGill suggested holding off on scheduling the grand opening to make sure that the furniture delivery is on track.

Chairman McGill stated that he has executed the Cooperative Endeavor Agreement with Jefferson Parish, which is expected to go forward at the next Council meeting. The resolution and final paperwork are expected to follow.

(minutes continued on next page)

### 7. Suspend Meeting for Public Hearing on FYE 2025 Budget

Motion made to suspend the regular TNIBD monthly meeting in order to hold the public hearing on the FYE 2025 budget.

MOVER:	McGill
SECONDER:	Berthelot
ACTION:	SUSPEND TNIBD REGULAR MONTHLY MEETING
VOTE:	5 – 0
YEAS:	McGill, Berthelot, Chauvin, Firestone, and Russell
NAYS:	None
ABSENT:	None

### 8. Public Hearing on FYE 2025 Budget

Chairman McGill opened the Public Hearing on the FYE 2025 Budget, which was announced in the *Advocate* and posted on the TNIBD website. It was also placed on file at the Jefferson Parish Government Building. All notice requirements have been met.

There were no comments or questions from attendees in person or via Zoom.

### 9. Adjourn Public Hearing

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

### 10. FYE 2025 Budget Adoption

Motion made to adopt the FYE 2025 Proposed Budget.

MOVER:	McGill
SECONDER:	Berthelot
ACTION:	APPROVE AND ADOPT FYE 2025 BUDGET
VOTE:	5 – 0
YEAS:	McGill, Berthelot, Chauvin, Firestone, and Russell
NAYS:	None
ABSENT:	None

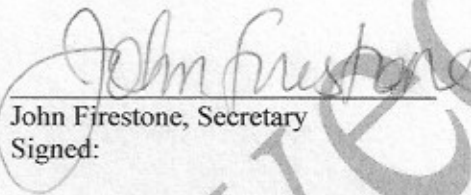
**11. Adjourn the Meeting (7:14 PM)**

Chairman McGill called for comments and questions. Mr. Jeffrey Haupt praised the Commission and their work, saying that they have made a tremendous contribution to the neighborhood.

Chairman McGill thanked everyone for their hard work. He 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: June 20, 2024

Approved