

**TIMBERLANE NEIGHBORHOOD
IMPROVEMENT & BEAUTIFICATION DISTRICT**

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

September 18, 2025, 6:30 PM

Conducted at Café Hope, Gretna, LA

MEETING CALLED TO ORDER (6:38 PM)

Roll call: Chairman Jon McGill, Vice Chairman Ann Berthelot, and Commissioner John Firestone, all present. Commissioner Russell by telephone. Quorum was present. Panelist: Donny Darville. Attendees: Five attendees present.

AGENDA ITEMS

1. Approval of the Minutes from the Regular August 21, 2025, TNIBD Meeting

MOVER:	McGill
SECONDER:	Firestone
ACTION:	APPROVE DRAFT MINUTES
VOTE:	3-0
YEAS:	McGill, Berthelot, Firestone
NAYS:	None

Chairman McGill announced that Commissioners Gary Chauvin and Pamela Russell resigned their positions today because they have moved out of the District. He thanked both for their outstanding service. Commissioner Russell, who briefly attended virtually, praised the Commission and wished the best for Timberlane in the future.

2. Café Hope Update

Luis Arocha was unable to attend. Chairman McGill deferred the update to the next meeting.

3. Golf Course / Century Update

Donny Darville attended virtually and provided the update. August was a great month: rounds were up 16 percent from the same month last year, with a similar number of bad weather days; the average daily fee was up to over \$56.00. Eleven non-resident golf members joined in August, including one former member of Lakewood Country Club. The quality and conditions of the TGR course have made a great impact. There were only two resignations. Non-resident golf members now number 114, compared to 94 a year ago. The grandfathered GolfVantage program still has 63 members, which is better than expected.

Last month's concerns over pass sales have eased; seven new range passes and two players passes were sold. Although the total annual pass sales are not what was expected, the range revenues overall continue to be excellent. Donny stated that they are planning to offer a referral program for annual pass holders to take advantage the normally busy fall season.

Revenues are \$8,000 better than budget, and \$10,000 over prior year. Year-to-date we are \$26,000 better than budget.

The condition of the golf course continues to improve. As discussed on the operations call last week, Donny stated that they are getting ready to irrigate in response to the current dry conditions. This must still be done manually. The overseed is planned in a few weeks. They are still doing careful monitoring of the lakes to keep them filled.

The three tractors are all nonfunctional, which is a recent occurrence. Donny stated that they are in the process of getting them repaired and working around the problem by using other units to mow the rough. However, they are also considering whether having only two tractors would be adequate. Donny stated that Century will be in discussions with John Deere about the possibility of trading them in for new tractors.

Century will be changing over the TGR website to the Golf Now platform by January 1. The agreement was signed today. Chairman McGill commented that he wanted the local web designer (with whom he has been in discussions) to design the website on the Golf Now platform; her style reflects an understanding of local New Orleans culture and preferences. Donny stated that he would be happy to hire the designer but was under the impression that she did not wish to work with Golf Now. Chairman McGill stated that he would put Donny and the designer in contact again to discuss the possibility.

Chairman McGill stated that since we acquired new equipment with the new lease-to-own agreement, he has wanted to sell the old equipment. The old equipment is nonfunctional and basically of little value, good only for parts and scrap metal. As a public entity, however, the TNIBD cannot sell the equipment without calling for public bids and hosting an auction, which is a costly process. Fortunately, he was contacted by the representative of a company that hosts government auctions online. He has signed a memorandum of agreement, and the company will be posting the equipment online. Chairman McGill stated that we would apply the proceeds to a new tractor, either as direct purchase or as dollar buyout. The preference is to move away from leases so as to reduce expenses. The overall goal is to continue narrowing the gap between revenues and expenses.

Commissioner Berthelot expressed her concerns about the appearance of the ponds, specifically the algal overgrowth and the loss of the irises surrounding them. Chairman McGill responded that the algae problem is an area-wide problem; it requires careful balancing, because applying enough herbicide to kill the algae would also kill the fish in the ponds. Regarding the irises, although some can and will be replaced, the priority remains to keep edges of the pond clear and free of overgrowth. Guest Jeffrey Haupt commented that the fertilizer runoff is a key factor affecting the algal growth and overall look of the ponds. He stated that the irises and other natural vegetation might mitigate the effects of the runoff. He also stated the bridge has impeded the flow between the two ponds. Chairman McGill stated that whereas he doesn't disagree, he has seen that algal growth is a problem on all local courses, even those that are not using fertilizer. If some kind of plant can be identified that could simultaneously help with the runoff, not be invasive, and not grow into the ponds and out the sides, we would entertain the possibility. Discussion continued regarding the balance between the aesthetics of the course and the need to keep the ponds clear.

4. Treasurer Update

Commissioner Berthelot presented the financial statements for July 2025.

TGR: There were 5 closed / bad weather days. Revenues: Revenues ended above budget. Cart and green fees were strong despite the inclement weather. Expenses: There was a fuel invoice that was missed in a prior month and a high water bill due to a leak. These expenses were offset by

savings from property taxes that were budgeted for but paid in a prior month, as well as chemical expenses coming in lower than budgeted. After management and incentive fees, we are favorable to budget in July.

TNIBD: Income: No 2024 assessment revenue payments or donations were recorded as income in July. **Expenses:** We are above budget for expenses primarily due to depreciation and audit fees budgeted for in another month.

TNIBD Net Income ended below budget primarily due to depreciation and audit fees.

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

5. Modification to Agenda: Ratification of the Auction Agreement and Century Agreement

Chairman McGill then made a motion to modify the agenda to add two items: to approve the ratification of the auction agreement discussed earlier and the management agreement with Century.

MOVER:	McGill
SECONDER:	Berthelot
ACTION	AMEND AGENDA TO ADD AUCTION AGREEMENT AND CENTURY AGREEMENT
VOTE:	3-0
YEAS:	McGill, Berthelot, Firestone
NAYS:	None

Chairman McGill stated that the first item is a resolution to approve the memorandum of understanding he has signed with the company (discussed earlier) that carries out auctions of government property. The second item is a resolution to ratify the golf management agreement with Century to include an addendum to extend the contract to next year under the current terms.

MOVER:	McGill
SECONDER:	Berthelot
ACTION	APPROVE AUCTION AGREEMENT AND RATIFY ADDENDUM TO CENTURY CONTRACT
VOTE:	3-0
YEAS:	McGill, Berthelot, Firestone
NAYS:	None

6. Election Update

Commissioner Firestone stated that he has been in contact with Robert Logreco, CPA, who is willing to handle ballot counting for the upcoming election, should it be necessary. A letter of engagement is in progress.

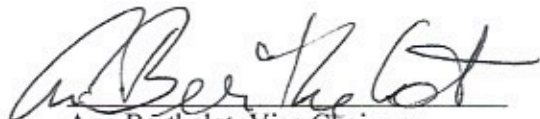
7. Adjourn the Meeting (7:23 PM)

Chairman McGill called for questions from the attendees. There were none, but he thanked them for attending and encouraged them to return and to bring more attendees. He also encouraged

them to spread the word about the upcoming election and about the two board vacancies that will need to be filled.

Chairman McGill then made a motion to adjourn.

MOVER:	McGill
SECONDER:	Berthelot
ACTION	ADJOURN
VOTE:	3-0
YEAS:	McGill, Berthelot, Firestone
NAYS:	None


Ann Berthelot, Vice Chairman
Signed:


John Firestone, Secretary
Signed:

Date approved: October 16, 2025

Approved