

**TIMBERLANE NEIGHBORHOOD
IMPROVEMENT & BEAUTIFICATION DISTRICT**

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

February 19, 2026, 6:30 PM

Conducted at Café Hope, Gretna, LA

MEETING CALLED TO ORDER (6:35 PM)

Roll call: Chairman Jon McGill, Vice Chairman Ann Berthelot, Commissioner John Firestone, and Commissioner Louis Vaughn, all present. Commissioner Jan Langford, absent. Quorum was present. Panelist: Donny Darville. Attendees: None present.

AGENDA ITEMS

1. Approval of the Minutes from the Regular January 15, 2025, TNIBD Meeting

The approval of the January regular meeting minutes was deferred to the March meeting. Commissioners McGill and Vaughn were absent from that meeting and would therefore need to abstain tonight, thus leaving only two voters to approve the minutes. It being uncertain what constitutes a quorum to approve the minutes, approval of the January minutes was postponed until the March meeting.

2. Golf Course Update

Commissioner Vaughn provided an update on the golf course, summarizing several maintenance items that required attention. These included cleaning up the area behind the north side bathroom, cleaning up areas by hole 16, addressing the new creek and drainage across hole 7, and starting the putting green next to hole 1. Other tasks mentioned were replacing dead plants next to hole 10, preparing the area for a starter shed on hole 1, keeping the ponds filled with water, and leveling the hole at the number 8 tee box, cleaning up the trees between holes 1 and 9, spraying the rocks, and cleaning up some tree branches that had fallen.

Commissioner Vaughn also reported on completed tasks during the period, noting that the tree trimming on holes 6 and 7 was done, and they finished areas on the right side of hole 16. They had replaced plants next to hole 10 tee box, delivered the starter shed, repaired bathroom door on southside bathroom, and completed the creek work on hole 7. Notably, someone stole plants from a project on hole 7.

Commissioner Vaughn then mentioned that he had been shown a proposal for a rock project, likely for hole 17, with an estimated cost of about \$5,000. He viewed the proposal as a good enhancement to the golf course but stated that he needs to determine if it is within budgetary numbers. He acknowledged that the overall appearance of the course is very good and nice, especially the fairways.

Chairman McGill outlined the process for approving projects to maintain fiscal control, emphasizing that proposals must detail where the funds are coming from. If a project is covered by an existing line item with budget available, the Commissioners do not need to approve it, but they need to be informed. However, expenditures outside of a TGR line item must be approved

by either the Chairman or the Commission, and a new budget must be created by the whole board if no funds are available.

Donny Darville raised concerns about the timing of the rock project proposal, noting it was submitted after the recent ops call. He stressed that new projects should not start until existing ones, such as the bulkhead project, are finished, and Commissioner Vaughn was asked to help guide the process to ensure projects go through Michelle Preuss (finance) and Donny first. Chairman McGill clarified that proposals should never be addressed at the Commissioners' meeting until Donny has reviewed and discussed them.

A prior complaint about the southside bathroom door being open and the light on all night was addressed. The issue stemmed from a broken door arm that prevented the door from closing and locking properly. It has been fixed. Commissioner Vaughn stated that they have plans to install a sensor so the lights turn off automatically after a set time, which Jon McGill noted should be an easy and inexpensive fix.

Chairman McGill addressed the issue of people posting complaints on social media instead of directly seeking resolution. Jon McGill encouraged filtering such complaints through the Commission to manage communication and provide frank responses. Commissioner Vaughn stated that he is willing to address neighbors' questions and concerns directly. For example, a resident had criticized the new starter shed, calling it an eyesore. Commissioner Vaughn stated that he responded that it was going to be painted or and made more attractive. Chairman McGill suggested the shed could have been prepared and painted off-site before being put into service to avoid unnecessary complaints. The current position of the shed is also under review, and they plan to paint it green and add flowers to enhance its appearance.

Commissioner Vaughn reported that plants were stolen from hole 7, prompting a discussion about the need for security cameras. Chairman McGill proposed allocating funds for cameras, estimating the cost to be under \$10,000 for a Wi-Fi setup with proper placement. Commissioner Vaughn was assigned to get a quote from Steve, and Chairman McGill would seek another quote to compare options.

3. Century Update

Donny Darville provided the KPI update for January. He stated that the January numbers were amazing. Rounds played in January doubled year-over-year, reaching 1,400 rounds. The daily fee revenue (non-members, carts, and green fees) was \$37,000; the average daily fee per round is \$53. Year-to-date rounds are up 10 percent. Three non-resident golf memberships were added in January, with three resignations. Total non-resident golf memberships are at 113, compared to 95 from last year. There were two GolfVantage resignations, for a current number of 48 (these are no longer being sold). There were 14 range passes sold, 11 at the basic rate and 3 at the \$249 rate. Financially, the month was strong, finishing \$15,000 ahead of budget, with a net improvement of \$24,000 due to revenue growth and some savings in operating expenses.

Donny then stated that they have secured a signed lease agreement for 10 additional fleet carts to help reduce the gap between tee times from 10 to 7 minutes. This will contribute to increased revenue, particularly on peak days. These new carts are part of the current lease and will include GPS units. The added carts will also help attract larger tournaments.

Donny commented that the cart path remains a top priority for a larger capital spend. The last estimate for an overlay for all nine holes was \$300,000. The current strategy involves getting updated pricing for doing the overlay in stages of three holes at a time to make it more affordable

over two years, despite the higher total cost due to mobilization. He noted that tree roots and other factors, not pickup trucks, are the primary cause of cart path damage.

Chairman McGill asked Commissioner Berthelot about the status of the First Tee agreement, and Donny requested the conditions document for review, stating they had not received it. Commissioner Berthelot responded that she had just received the documents and had not yet reviewed them. Chairman McGill confirmed they would send the documents to Donny for review, so that the lease can move forward.

Chairman McGill expressed satisfaction with the budget and the financial success (almost \$150,000 ahead of year-to-date budget) but indicated that he might request that Century lower the revenue forecast by \$50,000 or perhaps \$70,000 for a more conservative approach. This adjustment would create a comfortable buffer, allowing funds (potentially \$100,000) to be allocated for cart path improvements and other needs. Donny agreed to the revenue adjustment, clarifying there would be no corresponding change to expenses.

4. Treasurer Update

Commissioner Berthelot presented the financial statements for December 2025.

TGR: There were 10 closed / bad weather days.

Revenues: Revenues ended again very **favorable** to budget despite the weather. Budget revenues did well in every category. Tournament and daily play performed very well.

Expenses: Chemical application was budgeted for in November but was completed in December, resulting in an \$8,500 overage this month. The savings in November for chemicals were \$12,000, resulting in an actual net positive of \$3,500. Range expenses were also low with the TopTracer credit received for the downtime.

End result: After management and incentive fees, we are **favorable** to budget for December, primarily due to strong revenues as well as much lower expenses paid out in this month.

TNIBD: Income: No 2024 assessment revenue payments or donations were recorded as income in December.

Expenses: We are **above** budget for expenses; however, this is primarily due to depreciation. TNIBD Net Income ended **unfavorable** to budget primarily due to depreciation.

The overall Net Income for TGR and TNIBD is **unfavorable** to budget in December by \$-7040. The overall Net Income for TGR and TNIBD YTD is **unfavorable** to budget by \$-51,016.

After removing the accounting requirements of negative depreciation and positive income created by Café Hope improvements:

- The overall Net Income for TGR and TNIBD is **favorable** to budget in December by \$9,403.
- The overall Net Income for TGR and TNIBD YTD is **favorable** to budget by \$130,193.

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

5. Lease Update

Chairman McGill stated that the final lease agreement with First Tee is nearing completion, having been sent to the attorney he had hired for review. A separate agreement will address operational concerns, and an additional agreement is being drafted between the lenders, First Tee, and TNIBD to ensure that the loan agreement does not involve TNIBD. The attorney will brief Chairman McGill on the document changes shortly, with the hope of having a final document soon.

Commissioner Berthelot added that she is working to finalize a quote for gym renovations, which involves making the space creative and functional. She had solicited input from neighborhood members who regularly use the gym, focusing on equipment placement and the need to ensure that the renovations represent the needs of the neighborhood, including what would make the gym more appealing to older residents. Constraints include limited space, necessitating decisions on what machines to discard and what to keep thus balancing the needs of weight-heavy users and those seeking safer, aerobic-focused machines.

Chairman McGill clarified the conditions he had presented to First Tee. First Tee agreed to cover the renovation costs, estimated at \$150,000, by prepaying five years of their lease, as they needed to move the gym. This renovation expenditure covers the painting of the building to match existing structures, effectively acting as prepaid rent. TNIBD will begin receiving \$2,500 per month in rent in year six for the remaining five years of the lease term.

TNIBD has agreed to pay for the biometrics app for gym entry to ensure 24-hour access, which has long been a goal of the Commission. Furthermore, due to liability and safety concerns regarding external access to the bathrooms, TNIBD decided to fund the construction of a new gym bathroom. The new bathroom will reduce Café Hope's storage area, so TNIBD has agreed to build shelves in the new space to compensate for the loss of floor space.

6. Agenda Modification and Approval

Chairman McGill made a motion to modify the agenda to switch the order of item 6 (FYE 2027 Budget Discussion) and item 7 (Resolution Setting 2026 Tax Amount).

MOVER:	McGill
SECONDER:	Berthelot
ACTION	SWITCH ORDER OF ITEMS 6 AND 7 IN AGENDA
VOTE:	4-0
YEAS:	Berthelot, Firestone, McGill Vaughn
NAYS:	None
ABSENT:	Langford

7. Resolution Setting 2026 Tax Amount

Chairman McGill made a motion to approve the resolution establishing and setting the amount of the special assessment for the year 2026 in the amount of \$1,950.00 on all property subject to taxation within the District. The annual tax amount must be sent to the parish as part of the yearly assessment requirement.

MOVER:	McGill
SECONDER:	Berthelot

ACTION:	APPROVE 2025 ASSESSMENT FOR \$1,950
VOTE:	4 – 0
YEAS:	McGill, Berthelot, Firestone, Vaughn
NAYS:	None
ABSENT:	Langford

8. FYE 2027 Budget Discussion

Chairman McGill stated that the FYE 2027 budget is about 90 percent complete. He then outlined the budget process. State law requires that the TNIBD approve a proposed budget, publish it, make it available for public inspection for a minimum of 10 days, hold a public meeting for comment, and then approve the final, certified budget with an accompanying resolution. A timeline for these steps needs to be finalized and distributed to all parties.

Chairman McGill then presented a preliminary budget to illustrate the process. He stated that this was designed to provide categories and flexibility needed when the organization was starting out and its forecasts were limited. He stated that this was his “brainchild” to help provide a broad overview of the different revenue streams from the District and from TGR revenues. Revenue streams are broken down into District Funding Sources (e.g., district assessments, donations) and TGR Revenue (e.g., golf revenues, member dues, merchandise sales).

9. Suspend Regular Meeting

Chairman McGill made a motion to suspend the Regular Meeting to allow the Commissioners a brief respite.

MOVER:	McGill
SECONDER:	Firestone
ACTION:	SUSPEND REGULAR MEETING FOR 5 MINUTES
VOTE:	4–0
YEAS:	McGill, Berthelot, Firestone, Vaughn
NAYS:	None
ABSENT:	Langford

10. Reconvene Regular Meeting

At the conclusion of the break, Chairman McGill made a motion to reconvene the Regular Meeting.

MOVER:	McGill
SECONDER:	Berthelot
ACTION:	RECONVENE REGULAR MEETING
VOTE:	4 – 0
YEAS:	McGill, Berthelot, Firestone, Vaughn
NAYS:	None
ABSENT:	Langford

FYE 2027 Budget Discussion continued

Chairman McGill continued with his presentation of the budget. Forecasting relies on real data from the previous seven years, enabling analysis of increases and decreases, with the data based on actuals. The projected expenses attempt to take into account global situations such as fertilizer prices, interest rates, and inflation. The goal was to avoid constantly amending the budget if slight deviations occurred in smaller categories, because the budget must be amended if it is off by more than 5 percent. This requirement comes from Louisiana laws governing budgets of public bodies. He pointed that in the first year, the original funding was primarily from donations, which helped fund initial necessities, such as the website.

The budget strategy involves being liberal on expenses and conservative on revenues, which has historically resulted in our exceeding the budget every year. The crucial constraint for a public entity is that the ending balance cannot be in the red. TNIBD policy mandates an ending balance of at least \$950,000 to ensure one year of operating expenses is available in case the 10th-year tax assessment does not pass.

The previous budget had issues wherein the ending and starting balances were off by about \$200,000 due to required accounting methods that factored in capital improvements and depreciation. This issue was corrected in the amendment of the FYE 2026 budget to ensure the fund balance is reflective of actual, bank-available money, aligning with Generally Accepted Accounting Principles (GAAP).

The 2027 proposed budget is drafted by reviewing a couple of years of actual numbers and starting with the final budget from the previous year. Current actuals are then incorporated, and the estimated remaining revenue and expenses are projected for the final months of the fiscal year, with the total estimated year-end result being compared against the original budget. The current process is now well established, allowing the chairperson to serve primarily as a check.

The actual budgeted revenue for FYE 2026 was \$965,993, and the estimated year-end result is projected to be \$1.176 million, which is considered a positive outcome because it is better than expected. The improved performance is attributed to being over budget in revenues, specifically referenced by Donny's KPI report showing over \$100,000, and under budget in other expenses. The initial guidance was to achieve net zero within four years, contingent on a tax passing, although the dynamics are changing.

Commissioner Berthelot then commented that a key objective is to provide tangible value to non-golfers and families—for example, with improvements to the pool, even if they do not use the amenity. She stated that she wants to show members what amenities they could be using, even if they do not do so currently, as value added for their tax assessment. Chairman McGill stated that a transition is occurring as we move from the initial period focusing on aggressively driving growth and fixing problems to a stage where we can focus on stabilization, polishing, and beautification.

Chairman McGill stated that he may ask Donny to reduce spending slightly. It is projected that they can potentially reduce expenses by \$70,000 and allocate \$100,000 toward cart repair and a bathroom addition. Even after accounting for \$200,000 in removed revenue projections and added capital outlay, the budget is still projected at \$1.1 million, which is favorably high compared to the required \$900,000 to \$950,000. This provides a 10 percent buffer for unexpected emergencies, such as bad weather or a hurricane shutdown, reflecting a conservative and realistic philosophy of putting money back into the entity while maintaining a safety margin.

11. Adjourn the Meeting (8:42 PM)

Commissioner Firestone made a motion to adjourn.

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


Signed: John McGill, Chairman


Signed: John Firestone, Secretary

Date approved: March 19, 2026

APPROVED