

**TIMBERLANE NEIGHBORHOOD  
IMPROVEMENT & BEAUTIFICATION DISTRICT**

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

**April 23, 2026, 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, Commissioner John Firestone, Commissioner Jan Langford, and Commissioner Louis Vaughn, all present. Quorum was present. Panelist: Donny Darville. Attendees: Five were present.

**AGENDA ITEMS**

**1. Approval of the Minutes from the Regular March 19, 2026, TNIBD Meeting**

MOVER:	McGill
SECONDER:	Berthelot
ACTION:	APPROVE DRAFT MINUTES
VOTE:	5-0
YEAS:	McGill, Berthelot, Firestone, Langford, Vaughn
NAYS:	None

**2. Golf Course Update**

Commissioner Vaughn provided the update. He stated that course is looking excellent, better than he has seen it for quite a long time. He added that based on the amount of play the course has been experiencing, the customers agree.

He stated that the drainage and topsoil project for the putting green on hole #1 is expected to be completed by the end of May. Improvements to the flower beds have been completed. However, keeping the pond on hole #3 filled with water remains a challenge; one possibility is to obtain a solar-powered pump to keep the ponds filled. They will do further investigation to determine exactly where the leaks are occurring.

Commissioner Vaughn also stated that they will be spraying for mole crickets, which is a common problem with greens in the summer. They have also cleaned up vegetation around the railroad ties and addressed the leak near the bridge between holes #4 and #5. There was also a leak on hole #13 that was repaired today; years ago, the drain line was placed over a tree stump, but that has been rectified. Overall, Commissioner Vaughn stated, he is very happy with the course conditions and progress.

Chairman McGill added that they are still working on addressing problems regarding the debris piles. He said that as a current measure, they have contracted with River Birch, the waste disposal company, to obtain an additional dumpster that they will empty once a month. The dumpster will be placed on the side of the equipment building to contain the debris that is consistently being picked up. He stated that this should avoid impeding the neighbors' views of the course and avoid creating piles of debris, which the City of Gretna prohibits.

### 3. Century Update

Donny Darville was unable to attend, In his place, Chairman McGill provided the update. He explained that typically the KPI for the previous month is presented, but that because we have reached the end of the fiscal year, tonight he will present the KPI for the entire past year.

Total rounds reached 23,256. Average daily fees per round were consistently over \$50 (by comparison, when the TNIBD took over the course, the average daily fees per round were less than \$20). New sales: there are 51 new non-resident golf members; the monthly dues line has increased from \$15,000 to \$20,239. The number of resident members is nearly 400; non-resident members number 114. GolfVantage attrition continues, but that is by design; we want more people to take out memberships or purchase annual passes.

Total revenues have continued to climb; last year was the first year to cross the \$1 million threshold, and this year it is \$1.243 million. The chief goal is to continue to increase the operating revenues such that ultimately golf “pays for itself”: when we started, the operating GOP was \$500,000 in the red; this year we are at negative \$250,000. With expenses having normalized, we anticipate that revenues will continue to increase and the deficit continue to shrink.

He added that we have paid off over \$700,000 of debt (more than half of the total debt the TNIBD inherited) and incurred no additional debt. If the tax should be renewed, we can continue to put more funds into capital improvements for the course and to retire all the remaining debt. In response to a question from an attendee, Commissioner McGill noted that we inherited over \$1.3 million in debt, including SBA loans, a line of credit on the driving range, and other debts. We paid off the higher-interest loans first. The loan against the driving range has been entirely paid off.

In response to another question from an attendee about how to correct misconceptions by District members and to publicize these remarkable achievements, Chairman McGill stated that the TNIBD is planning a town hall in October. Other methods of communicating the information are also being considered.

### 4. Treasurer Update

Commissioner Berthelot presented the financial statements for February 2026.

**TGR:** There were seven closed / bad weather days. Revenues: All revenue lines ended **favorable** to budget despite the cold weather in the beginning of the month as well as the Mardi Gras holiday. Expenses: Payroll was favorable to budget. Expenses were higher than budget as there was a tractor repair invoice of \$6,000, and rental set putters and bags were expensed as they are not returnable.

End result: After management and incentive fees, we are **favorable** to budget for February.

**TNIBD:** Income: No 2025 assessment revenue payments were recorded as income in this month. No donations were recorded as income in February. 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 February by  $-\$11,180$ . The overall Net Income for TGR and TNIBD YTD is **unfavorable** to budget by  $-\$69,069$ .

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 January by \$8,728.
- The overall Net Income for TGR and TNIBD YTD is **favorable** to budget by \$155,419.

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

#### 5. First Tee Lease Resolution

Chairman McGill stated that after nearly a year in the making, we have an executed lease agreement with First Tee. They will be moving in on June 1, and renovations to the old pro shop have already begun. The outside will be painted to match the main building. He stated that we are looking forward to a mutually beneficial relationship.

With the other Commissioners having received a copy of the lease, Chairman McGill then made a motion to approve the resolution approving the lease and ratifying his execution of the lease.

MOVER:	McGill
SECONDER:	Berthelot
ACTION:	APPROVE LEASE TO FIRST TEE AND RATIFY THE CHAIRMAN'S EXECUTION THEREOF
VOTE:	5-0
YEAS:	McGill, Berthelot, Firestone, Langford, Vaughn
NAYS:	None

#### 6. Ten Additional Carts Resolution

Chairman McGill explained that we have 60 golf carts, a number that has remained consistent over the years. However, with the increases in daily play and tournaments, we needed more. The maximum capacity for our storage is an additional 10 carts. By adding these carts, we can increase the number of rounds played and accommodate more players on heavy-turnout days. We estimate that this will lead to an additional \$100,000 in annual revenue, at a cost of only \$12,000 per year. He then made a motion to ratify the execution of the lease of 10 additional carts from the Yamaha Motor Finance Corporation.

MOVER:	McGill
SECONDER:	Berthelot
ACTION:	RATIFY THE EXECUTION OF THE LEASE OF 10 ADDITIONAL GOLF CARTS FROM YAMAHA MOTOR FINANCE CORPORATION
VOTE:	5-0
YEAS:	McGill, Berthelot, Firestone, Langford, Vaughn
NAYS:	None

#### 7. Suspend Meeting for Public Hearing on FYE 2027 Budget

Chairman McGill made a motion to suspend the Regular Meeting for the purpose of holding the Public Hearing to discuss the Proposed FYE 2027 Budget.

MOVER: McGill  
 SECONDER: Berthelot  
 ACTION: SUSPEND REGULAR MEETING TO HOLD PUBLIC HEARING ON PROPOSED BUDGET  
 VOTE: 5-0  
 YEAS: McGill, Berthelot, Firestone, Langford, Vaughn  
 NAYS: None

### 8. Public Hearing on FYE 2027 Budget

Chairman McGill made a motion to open the Public Hearing on the proposed FYE 2027 Budget.

MOVER: McGill  
 SECONDER: Berthelot  
 ACTION: OPEN PUBLIC HEARING ON PROPOSED BUDGET  
 VOTE: 5-0  
 YEAS: McGill, Berthelot, Firestone, Langford, Vaughn  
 NAYS: None

He noted that requirements for publicizing the budget for a public entity have been met: the proposed budget has been posted online on the TNIBD website and has been available for inspection at the Jefferson Parish Government Building. Also, notice of its availability was published in the *Times-Picayune / New Orleans Advocate*. He then called for questions and comments from the attendees.

In response to a question from an attendee, he noted that in the capital outlay portion of the budget, \$250,000 of the amount is allocated to cart path repairs. He explained that this has long been needed, and the drought a couple of years ago exacerbated the problem by increasing the subsidence. The problem is particularly severe on the north side course; Jefferson Parish handled some repairs to the cart path on the south side as part of other work they were carrying out. Years ago, we had received an estimate of \$300,000 or more for the north side cart path. We currently do not have that amount to allocate for the entire job; in addition, it is very likely that the cost will have risen in the years since then. In either case, the job will exceed the threshold of the amount required for public bids, so we will call for bids. However, before we do so, he explained, we want to get a general idea of the cost and, in particular, we need to make sure that we include in the request for bids the proper language delineating exactly what is needed for the work. Chairman McGill stated he expects to have this information within the month; the amount currently allocated may not be sufficient, so our plans may need to be altered before we put together the bid request.

Chairman McGill then pointed out that there was a change in the proposed budget in the categories of golf course maintenance and golf course operations. Since the time the budget was prepared in January and February, gasoline prices have increased owing to the conflict with Iran. For that reason, they decided it would be prudent to increase by 50 percent the fuel costs for the first quarter. There were no other changes to the proposed budget.

### 9. Adjourn Public Hearing and Reconvene Regular Meeting

At the conclusion of the discussion, Chairman McGill made a motion to adjourn the Public Hearing and reconvene the Regular Meeting.

MOVER: McGill  
SECONDER: Berthelot  
ACTION: RECONVENE REGULAR MEETING  
VOTE: 5-0  
YEAS: McGill, Berthelot, Firestone, Langford, Vaughn  
NAYS: None

**10. FYE 2027 Budget Adoption**

The Public Hearing having been concluded and the Regular Meeting reconvened, Chairman McGill made a motion to adopt the budget as proposed for FYE 2027.

MOVER: McGill  
SECONDER: Berthelot  
ACTION: ADOPT PROPOSED BUDGET FOR FYE 2027  
VOTE: 5-0  
YEAS: McGill, Berthelot, Firestone, Langford, Vaughn  
NAYS: None

**11. Adjourn the Meeting (7:42 PM)**

Chairman McGill made a motion to adjourn.

MOVER: McGill  
SECONDER: Berthelot  
ACTION: ADJOURN  
VOTE: 5-0  
YEAS: McGill, Berthelot, Firestone, Langford, Vaughn  
NAYS: None

  
Signed: Jon McGill, Chairman

  
Signed: John Firestone, Secretary

Date approved: May 21, 2026