TIMBERLANE NEIGHBORHOOD IMPROVEMENT & BEAUTIFICATION DISTRICT

MINUTES OF REGULAR MONTHLY MEETING OF THE BOARD OF COMMISSIONERS

September 17, 2026, 6:30 PM

Conducted at Café Hope, Gretna, LA

Approved

MEETING CALLED TO ORDER (6:45 PM)

Roll call: Vice Chairman Ann Berthelot, Commissioner John Firestone, Commissioner Jan Langford, and Commissioner Louis Vaughn, all present. Chairman Jon McGill joined in progress. Attendees: One present.

AGENDA ITEMS

1. Amend Order of Agenda

Chairman McGill had previously stated that he would join the meeting in progress, so Commissioner Berthelot chaired the meeting. She made a motion to amend the order of the agenda items to provide the Treasurer Report ahead of the Golf Course and Century updates.

MOVER:	Berthelot
SECONDER:	Firestone
ACTION:	AMEND ORDER OF AGENDA ITEMS
VOTE:	4–0
YEAS:	Berthelot, Firestone, Langford, Vaughn
NAYS:	None
ABSENT:	McGill

2. Approval of the Minutes from the Regular August 20, 2026, TNIBD Meeting

MOVER:	Berthelot
SECONDER:	Firestone
ACTION:	APPROVE DRAFT MINUTES
VOTE:	4–0
YEAS:	Berthelot, Firestone, Langford, Vaughn
NAYS:	None
ABSENT:	McGill

3. Treasurer Update

Commissioner Berthelot presented the financial statements for July 2026.

TGR: There were four closed / bad weather days. Revenues: Revenues ended **unfavorable** to budget due to rain and heat wave. Daily play suffered due to rain and heat, with tournaments compensating for some of the loss. Expenses: Expenses were high in chemicals and driving range but are offset by savings in prior months. End result: After management and incentive fees, we are **unfavorable** to the budgeted Net Income.

TNIBD: Income: No 2025 assessment revenue payments were recorded as income in this month. No donations were recorded as income in July. Expenses: We are **below** budget (in spite of high Depreciation) for expenses as audit and accounting expenses were budgeted for in this month but paid in other months. TNIBD Net Income ended **favorable** to budget.

- The overall Net Income for TGR and TNIBD is **favorable** to budget in July by $2694.
- The overall YTD Net Income for TGR and TNIBD is **unfavorable** to budget in July by $11,056.

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 July by $17,046.
- The overall YTD Net Income for TGR and TNIBD is **favorable** to budget in July by $65,115.

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

4. Golf Course Update

Commissioner Vaughn provided the golf operations update. Noteworthy items included the following. Irises are being added around the pond at hole #3, and sand is being placed in green-side bunkers through July and August. Work on the sprinkler head for the tee box on hole #5 is ongoing. The maintenance building project remains ongoing, and the planned move has not yet occurred. Rocks, bunkers, and ponds are being sprayed on the first of every month, starting by the clubhouse, and low spots in front of the tees are being filled. Additional maintenance tasks include weeding the fence line around the range, addressing the box garden in the middle, and recutting areas around the #1 tee box.

Struggles with the #4 green continue. Commissioner Vaughn stated that there has been improvement, but it has not reached the desired condition yet. He commented that the golfers are understanding of the efforts and do see improvement.

Cart Path Project: Commissioner Langford then provided the update on the cart path project. She spoke with the top estimator at Hard Rock Construction to discuss how to proceed with the least amount of equipment disrupting the course. The estimate was $490,000. She stated that she is awaiting another estimate tomorrow. She noted that the first estimate received in May did not include milling, but she added that for a total of $470,000. Overall, including the numbers she expects to receive tomorrow, she anticipates cost estimates will range from $450,000 to $500,000. She also noted that three paths, possibly four, may need rerouting because of tree roots. The possibility of dividing the project into two phases was discussed; however, Commissioner Langford indicated that doing so increases costs for the contractor (involves the need to move the necessary heavy equipment twice rather than once), so it is more cost-effective for the TNIBD to complete the project in one phase.

Commissioner Langford then stated that to put the project out for bidding, we need to proceed with obtaining a set of plans and the necessary permits. Specifically, we will need stamped plans, which architect Ken Baker has included as part of the quote for his services. She stated she will handle the Gretna permitting, though it is unclear whether a permit is necessary given the nature of the project. Commissioner Langford stated that she will investigate the matter further.

Approved

5. New Agenda Item: Authorize Hiring of Ken Baker to Develop Cart Path Plans

At this point, Chairman McGill asked that the agenda be amended to allow a motion to authorize preliminary approval for him to engage architect Ken Baker to develop a scope of work and stamped plans to facilitate accurate bidding for the cart path project. Execution of the contract will be ratified at the next regular meeting.

MOVER:	McGill
SECONDER:	Berthelot
ACTION:	AUTHORIZE HIRING OF KEN BAKER TO DEVELOP PLANS FOR CART PATH PROJECT
VOTE:	5–0
YEAS:	McGill, Berthelot, Firestone, Langford, Vaughn
NAYS:	None

6. Century Update

Donny Darville was unable to attend. In his place Chairman McGill presented the August KPIs. August was a great month: with six closed / bad weather days, there were 759 total rounds played, a 9 percent increase. The daily fee average was $56.13, identical to August 2025. There were three additional memberships sold, bringing the monthly dues to $20,000. Number of memberships increased 4 percent over last year. There are 403 resident members and 127 non-resident members. Pass sales: 28 range passes and 4 players passes have been sold year to date. Total revenues were $11,000 positive to budget, and expenses were $8,000 favorable to budget. Total net income was almost $20,000 favorable to budget. Year to date, the variance to budget for revenues is $22,000 favorable to budget, an increase of 8 percent; expenses are about $37,000 favorable to budget. Total year-to-date variance (four months into the fiscal year) is $60,495 favorable to budget. Chairman McGill noted that operating expenses in October are expected to be higher.

7. Patio Roof Repair Update

Commissioner Langford stated that she has received five quotes and is expecting one more. The representative from Robert Wolf believes that the membrane under the coating is causing the problem, so just re-coating the roof will cause the leakage to return. Commissioner Langford then asked what a permanent fix would involve; it would entail removing the existing shingles and then adding a new TPO roof system and sealant, at an estimated cost of $32,000. There are other, less costly options. When asked by Commissioner Berthelot which option she recommends, Commissioner Langford stated that she wants more information about the conditions underneath the current roof; a full replacement may not be necessary. Discussion then ensued about the possible use of sensors to identify the problem. Commissioner Langford concluded by saying that Robert Wolf is sending a crew next week to remove an abandoned electrical conduit and to put blocks underneath the gas line to raise it off the sealant.

8. Resolution: Cooperative Endeavor Agreement between TNIBD and Jefferson Parish

Commissioner Berthelot then introduced the resolution to approve a cooperative endeavor with Jefferson Parish whereby the Parish would provide $250,000 toward the repair and refurbishment of the swimming pool (which has already been completed).

MOVER:	Berthelot
SECONDER:	McGill
ACTION:	APPROVE ADOPTION AND RESOLUTION OF COOPERATIVE ENDEAVOR AGREEMENT WITH JEFFERSON PARISH FOR SWIMMING POOL REPAIR
VOTE:	5–0
YEAS:	McGill, Berthelot, Firestone, Langford, Vaughn
NAYS:	None

9. Election Timeline

Commissioner Firestone noted that the deadline to submit the Candidate Qualifying Form is Friday October 9.

10. New Agenda Item: Set Date for TNIBD Town Hall

Commissioner McGill then made a motion to set November 10, 2026, as the date for the upcoming TNIBD Town Hall.

MOVER:	McGill
SECONDER:	Chauvin
ACTION:	SET THE DATE FOR UPCOMING TNIBD TOWN HALL
VOTE:	5–0
YEAS:	McGill, Berthelot, Firestone, Langford, Vaughn
NAYS:	None

10. Adjourn the Meeting (7:44 PM)

Chairman McGill made a motion to adjourn.

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

Signed: Ann Berthelot, Vice-Chairman

Signed: John Firestone, Secretary

Date approved: October 15, 2026

Approved