

**TIMBERLANE NEIGHBORHOOD
IMPROVEMENT & BEAUTIFICATION DISTRICT**

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

August 20, 2026, 6:30 PM

Conducted at Café Hope, Gretna, LA

MEETING CALLED TO ORDER (6:38 PM)

Roll call: Vice Chairman Ann Berthelot, Commissioner John Firestone, Commissioner Jan Langford, and Commissioner Louis Vaughn, all present. Commissioner McGill joined during the meeting. Panelist: Donny Darville. Attendees: Three were present.

AGENDA ITEMS

1. Approval of the Minutes from the Regular July 16, 2026, TNIBD Meeting

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

2. Golf Course Update

Commissioner Vaughn provided the update. Sand replenishment for greenside bunkers is currently underway, though not yet complete. The team is addressing issues with pond algae by implementing a new plan to ensure proper water levels for better chemical circulation. Additionally, work is planned to improve the appearance of the maintenance building, move a storage building away from the clubhouse, and remove debris near the Café Hope. He reported that fertilization of fairway surrounds and tees is complete, and they are actively working to improve the quality of the tee box on hole #1.

Commissioner Vaughn also noted that rock work on hole #18 is finished. Regarding #4 green, which has experienced issues with bare spots, the team plans to acquire additional sand and grass pallets to repair the surface and improve growth.

3. Century Update

Donny Darville presented the July KPIs, reporting that total rounds played were up 12 percent for the month, while member rounds increased by 43 percent. Although daily fee revenue was slightly lower, this was offset by a significant increase in tournament rounds, which nearly doubled compared to the previous year. Membership sales remain strong, with a net increase in non-resident golf memberships to 126, and positive enrollment numbers for range and players passes. He stated that they are tracking when the pass rounds are being used because the players get a small discount when they play; he commented that this is important for customer loyalty as well as additional revenue. Despite total revenues being flat relative to the prior year and slightly

over budget on expenses, the year-to-date Gross Operating Profit net income is up almost \$40,000.

Chairman McGill then provided a brief update on the cart path project. He stated that he and Commissioner Langford have concluded that the cart path will cost more than budgeted for. He thanked Donnie for arranging a discussion with their engineering consultant, noting that he and Commissioner Langford consider the consultant's fee very reasonable. However, Chairman McGill also noted that we have the potential to hire a local company, in which case the consulting would be done in-house. He and Commissioner Langford are in the process of determining whether that is a viable option. He asked Donnie to explain the delay to their engineer, stating that we want to ensure that Commissioner Langford, who will be heading up the project, has the proper funding and authority to do what is necessary. He stated that a decision on the cart path strategy is expected to be reached by September or October, with the goal of conducting construction as a winter project.

4. Patio Roof Repair Update

Commissioner Langford provided an update on the patio roof repair, specifically noting issues with the area near the utility zone, which contains a gas line and conduit that may interfere with drainage. The roof by the pool is not adequately sealed, leading to water accumulation and leaks in the corners. Chairman McGill is obtaining multiple price estimates to address the underlying drainage and sealing problems, as it has been determined that simple patching would not provide a long-term solution. The team plans to investigate whether the original construction by the vendor met contract specifications and will evaluate potential cosmetic repairs to the underside of the structure.

5. Treasurer Update

Commissioner Berthelot presented the financial statements for June 2026.

TGR: There were 11 closed / bad weather days. Revenues: Revenues ended **favorable** to budget mainly due to tournaments and strong daily pass sales. Daily play suffered due to rain and heat, with tournaments compensating for the loss. Expenses: Cart expenses were above budget due to cart employees working in the Pro Shop, but payroll was charged to the Cart department. General and Administrative was higher than budget as membership commissions were paid out that were budgeted for in other months. End result: After management and incentive fees, we are **favorable** to the budgeted Net Income in spite of significant weather impacts.

TNIBD: Income: No 2025 assessment revenue payments were recorded as income in this month. No donations were recorded as income in June. 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 June by \$6,580.
- The overall YTD Net Income for TGR and TNIBD is **unfavorable** to budget in June by \$13,751.

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 June by \$13,495.
- The overall YTD Net Income for TGR and TNIBD is **favorable** to budget in June by \$48,069.

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

6. Audit Questionnaire Resolution

Chairman McGill explained that every year we must certify the board's responses to the state auditor's questionnaire. Commissioner Firestone added that as of today, August 20, we are certifying that the information contained in the questionnaire is correct. Chairman McGill made a motion to pass the resolution approving the Louisiana Compliance Questionnaire signed and dated by Jon McGill, Chairperson, on August 20, 2026, based on information available to the TNIBD as of August 20, 2026, in connection with the audit of TNIBD financial statements as of March 31, 2026, for the fiscal year ending in 2026.

MOVER:	McGill
SECONDER:	Berthelot
ACTION:	APPROVE COMPLIANCE QUESTIONNAIRE AND ACCOMPANYING RESOLUTION
VOTE:	5-0
YEAS:	McGill, Berthelot, Firestone, Langford, Vaughn
NAYS:	None

7. Election Timeline

Commissioner Firestone presented the election timeline. Noteworthy items: Call for candidates will be posted to the website and signs placed in the neighborhood at the beginning of September. Candidate qualifying closes at 5 p.m. on Friday, October 9. Should more than two candidates qualify for the open seats, ballots will be mailed on Saturday, October 10, and there will be a candidate forum at the October 15 Regular Meeting. The election will close on Thursday, November 12, at 4 p.m., with results to be announced at the November 19 Regular Meeting.

Chairman McGill then made a motion to approve the election timeline as presented by Commissioner Firestone.

MOVER:	McGill
SECONDER:	Chauvin
ACTION:	APPROVE TIMELINE FOR 2026 COMMISSONER ELECTION
VOTE:	5-0
YEAS:	McGill, Berthelot, Firestone, Langford, Vaughn
NAYS:	None

8. Town Hall Discussion

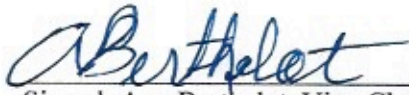
Jon McGill then led a discussion regarding the upcoming Town Hall (likely to be rescheduled from October to November, precise date to be determined), emphasizing the need to educate residents about the tax assessment and the significant value it provides to the community. The team plans to distribute an informative mailer to every household and intends to engage residents on every street to address misinformation. Jon McGill stressed the importance of a collaborative effort to present financial data, property value preservation, and the high quality of facilities, while acknowledging that they need the community's help to ensure strong attendance and engagement.

Chairman McGill stated that he and Commissioner Berthelot will prepare an initial draft for the Town Hall presentation, which will then be shared with the rest of the group. To ensure full participation, a Google Doc will be created where all members can contribute ideas and potential agenda items. Chairman McGill emphasized that the presentation should be a group effort rather than an individual project, with a goal to have a solid draft completed by the middle of October.

9. Adjourn the Meeting (7:40 PM)

Chairman McGill made a motion to adjourn.

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



Signed: Ann Berthelot, Vice-Chairman



Signed: John Firestone, Secretary

Date approved: September 17, 2026