

TIMBERLANE NEIGHBORHOOD IMPROVEMENT & BEAUTIFICATION DISTRICT

MINUTES OF REGULAR MONTHLY MEETING OF THE BOARD OF COMMISSIONERS

August 21, 2025, 6:30 PM

Conducted at Café Hope, Gretna, LA

MEETING CALLED TO ORDER (6:35 PM)

Roll call: Chairman Jon McGill, Commissioner Gary Chauvin, Commissioner John Firestone, Commissioner Pamela Russell, all present; Vice Chairman Ann Berthelot, absent. Quorum was present. Panelist: Donny Darville. Attendees: Three attendees present.

AGENDA ITEMS

1. Approval of the Minutes from the Regular July 17, 2025, TNIBD Meeting

MOVER:	McGill
SECONDER:	Russell
ACTION:	APPROVE DRAFT MINUTES
VOTE:	4-0
YEAS:	McGill, Chauvin, Firestone, Russell
NAYS:	None
ABSENT:	Berthelot

2. Café Hope Update

Luis Arocha was unable to attend. In his place, Chairman McGill provided the update. Live music on Friday nights has been a great success, garnering a lot of attendance, and Café Hope will be offering barbecue and live music on Labor Day. Café Hope also hosted a theatrical production in August with two performances, one on Saturday night and the other on Sunday afternoon, preceded by an Italian buffet on Saturday and a brunch buffet on Sunday. Commissioner Firestone added details: it was a one-person performance about noted columnist Ann Landers directed by Jennifer Shea, well known in New Orleans theatrical circles and daughter of film and theatre reviewer Al Shea and actress Janet Shea. Chairman McGill stated that attendance was higher than expected (60 on Saturday and 40 on Sunday) and that Luis has received a lot of positive feedback. He will be meeting next week with the organizers of the event to discuss bringing more theatrical productions to Café Hope, perhaps as many as four per year on a "season ticket" basis if enough interest can be generated.

Chairman McGill expanded on the increasing attendance at Café Hope: one of the Friday night musicians was so popular that some in the audience asked if they could pay him to stay an extra hour. He reported that Luis has said that although the music on Fridays was supposed to have been limited to the summer, he has plans to continue offering live music on one Friday per month through the end of the year. Chairman McGill emphasized that Luis is always eager to offer the neighborhood what we want; the challenge has been to get enough support from the neighbors. Chairman McGill added that he has long wanted Café Hope to become a central gathering place

on Friday nights for the neighborhood, just as it was in the past; it's an ideal place to come out and relax, gather with friends, and enjoy food and refreshments without having to go far from home. He stated that we are finally gaining momentum.

3. Golf Course Update

Commissioner Chauvin provided the update. The tee box on #10 is working. Commissioner Russell added that a couple of months ago, lightning hit one of the cypress trees on #15. There is concern that the dead limb will fall and potentially cause damage or injury. Chairman McGill urged Commissioner Chauvin to see that the problem is addressed.

Chairman McGill also brought up the ongoing draining issues on #16. He stated that Richie has had an idea to incorporate large rocks to make a "creek bed" that would address the issue. Although it would be aesthetically pleasing, it would impact play. Concerns are that it would change the original design, and there may be complaints from golfers about the playability of the hole. After discussions with Donny Darville, it was decided to hold off on creating the creek bed but to go ahead and address the drainage problem. The key here, Chairman McGill emphasized, is that this issue demonstrates that there is a process in place with collaborative discussion about how to address the problem. Moreover, it's an indication of how far we have progressed; five years ago, this would have been a low priority because there were so many other, more critical issues to be dealt with.

Commissioner Russell then brought up the sighting of an alligator. Chairman McGill asked Commissioners Chauvin and Russell to talk to Richie and to get together to propose a solution.

Chairman McGill also stated the northside bathroom is being taken care of. There was a plumbing leak on the southside comfort station. It has been identified and resolved. He praised Richie for his ingenuity at solving problems with little cost and that he doesn't get enough credit for what he brings to the table.

4. Treasurer Update

In place of Commissioner Berthelot, who was unable to attend, Chairman McGill presented the financial statements for June 2025. Overall, we are \$20,000 over budget, but that includes \$55,000 depreciation that we are required to put in the report. So, because we are not a taxable entity, we are in effect \$35,000 in the black for the first quarter of our fiscal year.

5. Approval of Election Timeline

Chairman McGill explained that when the TNIBD Commission was formed, one of the five seats was an ex officio seat for the president of the homeowners' association, the TEIA. That was changed two years ago, such that all seats are elected directly by the District members. It was also decided to spread out the terms and elections such that no more than two positions would be up for election in any given year, and all positions are now three-year terms. The seat that is currently held by Chairman McGill is coming up for election for the first time.

Commissioner Firestone presented the election timeline. Noteworthy items: Call for candidates will be posted to the website and signs placed in the neighborhood September 1. Candidate qualifying closes at 5 p.m. on Friday, October 10. Should more than one candidate qualify for the single open seat, there will be a candidate forum at the October 16 Regular Meeting, with ballots to be mailed thereafter. The election will close on Thursday, November 13, with results to be announced at the November 20 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 2025 COMMISSONER ELECTION
VOTE:	4-0
YEAS:	McGill, Chauvin, Firestone, Russell
NAYS:	None
ABSENT:	Berthelot

6. Flip the 9's

Donny Darville stated that Century has recommended approving the Commission's proposal to flip the numbering of the holes, such that the current hole #10 becomes hole #1, and the current hole #1 becomes hole #10. Commissioner McGill then made the motion to flip the nines.

MOVER:	McGill
SECONDER:	Chauvin
ACTION	FLIP THE 9'S (ORDER OF THE COURSE FAIRWAYS)
VOTE:	4-0
YEAS:	McGill, Chauvin, Firestone, Russell
NAYS:	None
ABSENT:	Berthelot

7. Century Update

Donny Darville provided the update. KPI: The number of rounds played in July was flat to the prior year, at about 1,500 rounds. Daily fee revenue is about \$44,000 versus \$27,000 from last year. There was 35 percent increase on the regular rack rate for non-member rounds (guest play). The average daily fee per round was about \$54, a near high. Year to date the average daily fee per round is \$52.

Non-resident golf members are at 105, flat to last month. GolfVantage is down to 66, which is better than anticipated, given that these are no longer being sold. Two range passes were sold, less than they had assumed, but they are not concerned because it means more people are paying the full rate for range holes. Moreover, they still don't have the marketing pieces in line yet. Overall, the revenue is looking great: \$91,000 versus \$70,000 more than prior year; \$11,000 more than budget, operating expenses under by \$5,000; GOP net income beat budget by \$17,000 for the month. For the year, we are up \$16,000 to GOP budget.

Donny then stated that the course conditions are the best they have ever been—we're following the agronomist's plan and staying under budget. He echoed Chairman McGill's praise of Richie's efforts. He mentioned Richie's work on the rock bridge; Chairman McGill then stated he will ask Richie to have the bridge stained a darker gray for more contrast and a better aesthetic.

Discussion then turned to the ponds. Commissioner Russell stated that the ponds are improving. They are starting to hold water better, and we will soon be able to use irrigation to fill them. Chairman McGill delineated some of the many actions that Richie is taking to improve the look

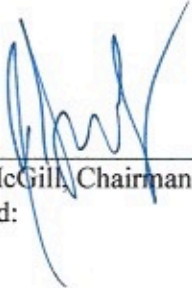
of the fairways, all at minimal cost. These include planting ligustrums, using soil from leveling the tee box on #14 to fill in between the pilings, and using leftover boulders to build a rock wall along the slope by the bridge. This eliminates the need to weed-eat banks, ties into the look of the rock bridge, and prevents erosion.

Chairman McGill then addressed the brush pile that has been the subject of complaints by some neighbors. He stated that the situation is being handled. The current plan is to plant 150 viburnum shrubs in September. These are fast growing and are expected to reach six feet tall by the end of the year and ten feet by the end of the following year.


8. Adjourn the Meeting (7:20 PM)

Chairman McGill made a motion to adjourn.

MOVER:	McGill
SECONDER:	Russell
ACTION	ADJOURN
VOTE:	4-0
YEAS:	McGill, Chauvin, Firestone, Russell
NAYS:	None
ABSENT:	Berthelot



Jon McGill, Chairman
Signed:



John Firestone, Secretary
Signed:

Date approved: September 18, 2025