

TIMBERLANE NEIGHBORHOOD IMPROVEMENT & BEAUTIFICATION DISTRICT

MINUTES OF REGULAR MONTHLY MEETING OF THE BOARD OF COMMISSIONERS

August 15, 2024, 6:30 PM

Conducted at Café Hope, Gretna, LA, and via Zoom

MEETING CALLED TO ORDER (6:35 PM)

Roll call: Chairman Jon McGill, present; Ann Berthelot, present; Gary Chauvin, present; John Firestone, present; Pamela Russell, present. Quorum was present. Panelist: Donny Darville.
Attendees: One attendee present at clubhouse, two via Zoom.

AGENDA ITEMS

1. Approval of the Minutes from the Regular July 18, 2024, TNIBD Meeting

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

2. Café Hope Update

Luis Arocha was not present. Chairman McGill and Commissioner Chauvin provided an update. Work on the fitness center is progressing, and the facility is up and running. The equipment is stationed, and the leather covers on the equipment are in place. Floors have been glued down and the seepage cleaned up. Drywall still needs to be applied in the front section, but the back section looks very nice.

Chairman McGill stated that he has asked Luis to revisit his previous request to install biometrics or phone keys for the fitness center so that members can access it 24/7 once the renovation is complete. Jon stated that he does not favor fobs or cards because members might lend them to individuals who aren't authorized to access the fitness center. He mentioned that Hotworks has a phone app that provides entry, which he thinks would be a feasible option because people are not likely to lend others their phones.

Chairman McGill stated that he had not heard any further updates on the ballroom renovations, other than they are awaiting tax credits to continue with the work. He stated that he saw workers painting the metal framing around the windows.

3. Century Update

Donny Darville was present at the clubhouse and provided the update. KPI for July: Positive trends continue for rounds of play. Total rounds were up 5 percent despite the rain (14 bad weather days), which, remarkably, did not impact play. Average daily fees per round are up to \$53, a record high.

There have been a few additional enrollments for non-resident golf and GolfVantage; July tends to be a bit slow. There were a few weekday resignations, two for health reasons and two for lack of time to play. Income from monthly dues are at roughly \$16,000.

Revenues were slightly higher, but expenses were higher than expected; nonetheless, the year-to-date GOP is positive.

Donny stated that Century has prepared its annual fiscal review and that he and Jon will be reviewing it in the coming days. He discussed the big-picture strategies they will be implementing. They are focusing on improving technologies for the driving range, such as those used by Top Golf—one example is tracer technologies, which will allow golfers to know how far they're hitting their balls. The driving range is a key advantage that TGR has over other golf courses in the area, and these technologies will be value-added enhancements to further differentiate TGR from its competitors.

He also addressed their subscription models. With the current difficult economic conditions, Donny, Richie, and Michelle are looking at strategies to further growth. They are aiming to onboard several features, including Top Tracer, on October 1. They will be significantly beefing up their marketing efforts, including those involving social media, accordingly.

As to course conditions, Donny stated he took a walk on the course today and was very pleased with what he saw. The greens are looking great, and now they are working on improving the fairways. They will be taking a further look tomorrow.

As to equipment, our lease expires at about this time next year. Order lead times have been 12 to 18 months since Covid, though those times have lately decreased somewhat. Our current equipment is a capital lease, meaning that we will own the equipment at the end of the term. The decision now will be which equipment to keep and which to trade in toward a new lease or sell and then to review the financial package.

Chairman McGill stated that the overall budget for expenses cannot increase. It will be necessary to identify exactly what we need, without any extras. Donny stated that he does not think that lease expenses on new equipment will increase; he expects them to be flat or even decrease. Chairman McGill also reminded them to include maintenance costs in the decisions about each piece of equipment. Donny stated that he agrees and that he is examining other strategies; for example, we have a fairway mower that is not being used because we are using the snake mower instead. Century has a course in Atlanta that needs a fairway mower; he is investigating whether selling that mower to them would yield more than a trade-in.

4. Golf Course Update

Commissioner Chauvin provided the update. The bathroom behind the #15 green looks great. We chose the exposed-style roof, removed the two-by-fours underneath the soffit, and painted the building. The water cooler will be hung next week. Thereafter we will be ready to schedule the inspection from the City of the Gretna.

Gary added that the geofencing of the carts is proving effective, and the greens are in very good shape. The fairways are filling in, and the tee boxes look good. Most of the ponds are filling in, including the one on #17, though the one on #15 is not. The fountain is down again; an animal

chewed through the cable underwater, shorting the motor. Gary stated that we will have to replace the cable, but he is working with the landscape company to cover the costs of the motor.

5. Treasurer Update

Treasurer Ann Berthelot presented the financial statements for June 2024. Monthly treasurer reports are posted on the TNIBD website. Noteworthy items follow.

TGR: There were nine closed / bad weather days. Revenues: Revenues ended at about budget (below by only \$81) despite daily play revenues being affected by several days of rain, a closure due to aerification, and a broken picker impacting range play. Expenses: Expenses ended lower than Budget despite extensive Chem and Fertilizer applications. Savings in Plant, Seed & Sod as well as Top Dressing/Bunker Sand. There were savings in Sod, as \$1600 in Sod invoices are still to be received.

Savings in expenses offset the revenue that was negatively impacted by the rain.

After management and incentive fees, we are **favorable** to budget for June.

TNIBD: Income: No 2023 assessment revenue or parish payments were recorded this month. A payment of \$250,000 from Jefferson Parish, however, was anticipated and budgeted for in the month of June. That payment has not yet been received. Expenses: Total expenses were under budget by \$2872, which was made up of savings in accounting fees less the retainer for legal fees. Depreciation would also be an offset as it is never budgeted for.

Net Income for TNIBD is unfavorable to budget due to the budgeted revenues not materializing in this month.

The overall Net Income for TGR and TNIBD is unfavorable to budget.

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

6. Resolution: Certification and Attestation for Audit

Chairman McGill made a motion to pass the resolution approving the Louisiana Compliance Questionnaire signed and dated by Jon McGill, Chairperson, on August 15, 2024, based on information available to the TNIBD as of July 19, 2024, in connection with the audit of TNIBD financial statements as of March 31, 2024, for the fiscal year ending in 2024.

MOVER:	McGill
SECONDER:	Berthelot
ACTION:	CERTIFICATION AND ATTESTATION FOR AUDIT
VOTE:	5 – 0
YEAS:	McGill, Berthelot, Chauvin, Firestone, and Russell
NAYS:	None

7. Election Discussion

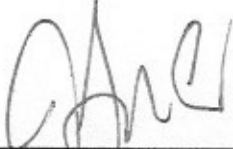
Commissioner Firestone has put together the timeline for the election. Qualifying will close the Friday before the October 17 regular meeting. If there are more than two candidates, the candidate forum will take place at that meeting. Discussion followed about the date for

disseminating the ballots and the deadline for receiving them, which will be finalized by the next meeting. Commissioner Firestone stated that he and Commissioner Russell will be placing the yard signs in the neighborhood.

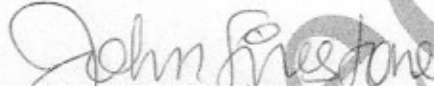
8. Adjourn the Meeting (7:31 PM)

Commissioner Firestone made a motion to adjourn.

MOVER:	McGill
SECONDER:	Berthelot
ACTION	ADJOURN
VOTE:	5 – 0
YEAS:	Berthelot, Chauvin, Firestone, and Russell
NAYS:	None



Jon McGill, Chairman
Signed:



John Firestone, Secretary
Signed:

Date approved: September 19, 2024