

**TIMBERLANE NEIGHBORHOOD IMPROVEMENT & BEAUTIFICATION
DISTRICT**

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

January 16, 2025, 6:30 PM

Conducted at Café Hope, Gretna, LA

MEETING CALLED TO ORDER (6:44 PM)

Roll call: Chairman Jon McGill, present; Ann Berthelot, present; Gary Chauvin, present; John Firestone, present; Pamela Russell, present. Quorum was present. Panelists: Kelly Monier, Donny Darville. Attendees: Three attendees present.

AGENDA ITEMS

1. Approval of the Minutes from the Regular December 19, 2024, TNIBD Meeting

MOVER:	McGill
SECONDER:	Firestone
ACTION:	APPROVE DRAFT MINUTES
VOTE:	3-0
YEAS:	Chauvin, Firestone, McGill
NAYS:	None
ABSTENTIONS:	Berthelot, Russell

2. Café Hope Update

Luis Arocha was unable to attend. In his place, Kelly Monier provided an update. The air conditioning and heat in the ballroom will be completed by tomorrow. Restoration of terrazzo flooring will begin on Monday and will take about four to five days to complete, so the ballroom will be ready for use in two weeks. They have started booking parties and are getting calls for weddings, showers, and other events.

3. Golf Course Update

Commissioner Chauvin provided the update. The fountain has been repaired. He reported that they investigated upgrading the fountain but decided against doing so because it would have cost an additional \$3,000. Richie Tomblin had planned to reinstall the fountain immediately but because of the expected freeze, they have decided to delay that. The excavator will arrive the weekend after the Superbowl; among other plans for its use, they will likely use it to dig the ponds more deeply. The dredged soil, along with rocks, will be used to build up the banks of the ponds.

The have rebuilt the short tee boxes; half have been completed. There are a couple of greens that have problems, but there are plans to address that. The fairways are in excellent shape and continue to improve, and work on the bunkers continues.

Commissioner Chauvin stated that they are working to complete this work in advance of the Gretna Green tournament scheduled for March 19.

4. Century Update

Donny Darville was present via Zoom and provided the update. KPI for December: Even factoring in the anomaly of the six-week period, he stated that December was an excellent month. There were 2000 rounds played versus 1149 in December of last year, but even considering the extra week, this represents a significant increase. Average daily fees per round were \$52. There were four new nonresident golf members enrolled with seven resignations, which is within expectations for this time of year. Nonresident membership levels and GolfVantage numbers are within expectations. There were six Range Passes sold, and three Players Passes.

Donny then commented that the expenses were up because of the six-week accounting period, chiefly because of the extra week of payroll. Chairman McGill added that cost of goods sold were also higher because sales were higher. Merchandise sales have been impressive, with significant increases.

In response to a question from Commissioner Russell, Donny stated that sales from the annual passes are currently characterized as initiation fees. By next month, the Top Tracer costs will be in the expense category. Sales from range balls will also be factored into the calculations.

Donny then stated that as he mentioned last month, Century has hired a marketing professional, whom he is also consulting about TGR. One key issue that has been pointed out is the need to update the website. To that end, additional photos are needed. Jeffrey Haupt has been providing photos of the course, which Donny has sent on to the marketing professional. Photos of the clubhouse are also needed; the clubhouse needs to be marketed along with the course.

Chairman McGill stated that he has spoken with Luis Arocha about the need to keep the marketing budget for the entities separate but to synchronize the overall marketing message and content. There are some disconnects that need to be corrected. For example, some golfers mistakenly think that Café Hope is a private club and that they cannot dine there. That aside, golfers generally do not want sit-down lunches anyway; they want grab-and-go meals. Discussions are underway about moving some of the food and beverage service outside the clubhouse when weather permits. Chairman McGill also stated that he is investigating a local small firm to redesign the website at a moderate cost.

Donny then thanked Jeffrey for his second Top Tracer video, which was posted on social media and the TGR website but was also used in a paid advertisement.

5. Treasurer Update

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

TGR: There were nine closed / bad weather days. Revenues: Revenues ended above budget, impacted by significantly higher merchandise sales and range play. Expenses: Operating expenses were slightly higher than budget, with cart fuel budgeted for in a different month and repair of the range picker. Total expenses include cost of goods sold, which were higher because merchandise sales were higher.

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

TNIBD: Income: No 2023 assessment revenue or parish payments were recorded this month.
Expenses: We are at about budget for expenses. Administration expenses appear higher than budget; however, this is due to depreciation. Net Income for TNIBD is slightly **unfavorable** to budget primarily due to depreciation.

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

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

6. Questions from Attendees

Rachel Crescione asked about the non-golf-related amenities available to TNIBD members, particularly those of interest to children. The commissioners pointed out the pitch and putt area, the pickleball / tennis courts, and the pool. Possible future plans for a splash pad were discussed. Past attempts at a playground were reviewed.

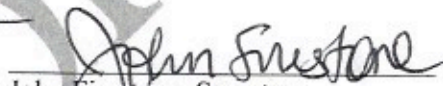
7. Adjourn the Meeting (7:52 PM)

Chairman McGill made a motion to adjourn.

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



Ann Berthelot, Vice Chairman
Signed:



John Firestone, Secretary
Signed:

Date approved: February 20, 2025