

**TIMBERLANE NEIGHBORHOOD
IMPROVEMENT & BEAUTIFICATION DISTRICT**

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

June 18, 2026, 6:30 PM

Conducted at Café Hope, Gretna, LA

MEETING CALLED TO ORDER (6:34 PM)

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

AGENDA ITEMS

1. Approval of the Minutes from the Regular May 21, 2026, TNIBD Meeting

MOVER:	McGill
SECONDER:	Berthelot
ACTION:	APPROVE DRAFT MINUTES
VOTE:	5-0
YEAS:	McGill, Berthelot, Firestone, Langford, Vaughn
NAYS:	None

2. Golf Course Update

Commissioner Vaughn provided the update. Weather has delayed several projects, including the side cutting and work on the #16 and #17 greens and tee boxes. The ponds on hole #3 will be finished by July. He stated that he will ask Lee Stansberry to look at the trees near hole #14. They are going to build a short green next to the clubhouse in the middle of the Pitch & Putt; First Tee in paying for the sod, and work has already begun. Commissioner Vaughn then stated that they are hoping to acquire rocks for hole #18 and sand in the greens-side bunkers in July and August. The sprinkler heads and tee box for #5 are expected to be completed in July.

Commissioner Langford then addressed the issue of the cart paths. She stated that she is aware that Ken is coming in July and plans to attend that meeting. She rode the entire cart path and found that conditions were even worse than she had expected. She has contacted a contractor with experience in this area and is planning to walk holes 10 through 18 together to get an accurate measurement and to gather other information to determine the project's scope for future bidding—specifically, to confirm that tree roots are a key source of the problems. She also asked for approval to procure 4-inch core samples to assess the composition of the ground underlying the path and thus determine project requirements. She stated that these samples will be obtained in such a way as not to disturb the surface any more than it already is.

She acknowledged that we do not have the funds for a full excavation and replacement and that if we were to disturb the tree roots, the problem would become worse in the future. Instead, she stated that her opinion, which she will confirm when she meets with Ken, is to pursue a patch-and-overlay strategy. This will provide for a safe, manageable surface with a five- to ten-year

lifespan. Chairman McGill commented that we have no preconceived ideas about what needs to be done, other than to have a safe and reasonably smooth and manageable cart path. He noted also that the drought exacerbated existing problems; even where there are no tree roots, ground subsidence has caused significant problems with the cart path. He requested that the cart path assessment include a formal layout and visual rendering that outlines multiple options, including patching, overlaying, and full replacement. The team discussed that while permeable paths with rocks are an option, they are often as expensive as standard options because of the extensive site preparation required.

Chairman McGill then stated that he is exploring potential collaborative efforts with the military base to use the work as a training opportunity for their civil engineers. After his previous contact reported a change in command at the base, Chairman McGill initiated a request to re-engage with the new leadership to see if the proposal remains viable. Additionally, he is investigating whether Jefferson Parish can perform the work to save on contractor costs. In either case, the TNIBD would be responsible for the cost of the materials.

Chairman McGill then asked about the status of the piles of dirt near the clubhouse. Commissioner Vaughan stated he has talked to Richie, who replied that he is in the process of having them removed. Chairman McGill emphasized the importance of maintaining the overall look and feel of the golf course, specifically directing attention toward cleaning up dirt piles and general debris. We need to monitor the site from the customer's perspective to ensure consistent upkeep, clearing weeds and construction materials promptly.

4. Century Update

Donny Darville was unable to attend. In his place, Chairman McGill provided the update. KPI: Despite experiencing nine bad weather days (which is a third of available play days during the month), compared to only three the previous year, the golf course still accommodated 1,930 rounds. While revenue was impacted, the course averaged \$51.50 per round, and membership remained strong with 565 members and significant enrollment in Range and Player passes.

Regarding budget management, Chairman McGill noted that although total revenue of \$104,000 was below the \$123,000 budget, the organization remains in the black with a net gain of \$38,395 for the year. He encouraged a more efficient approach to labor, suggesting that staff should utilize rainy days when the course is closed (if the rain isn't very severe) for maintenance projects rather than simply being sent home, while acknowledging the need to balance this with operational costs. It was also recommended that Jan attend the TGR operations meetings held on the third Tuesday of the month to assist with project management.

5. Treasurer Update

Commissioner Berthelot presented the financial statements for March 2026, which is the end of the TNIBD fiscal year. She noted that as of March 31, the remaining balance on the SBA loans is \$888,977.

TGR: There were four closed / bad weather days. Revenues: All revenues ended significantly **favorable** to budget in all categories at record-breaking numbers. Expenses: Golf Course Maintenance had some expenses that were over budget, but we still ended under budget overall. Expense categories that were over budget included fertilizer (budgeted in prior months), contract labor (we had an additional worker), fuel (catch-up from a missed invoice) and R&M equipment. Cart had fuel and operating supplies budgeted for in prior months. Administrative expenses included some higher credit card fees; however, this is related to higher revenues.

End result: After management and incentive fees, we are significantly **favorable** to budget for March.

TNIBD: Income: No 2025 assessment revenue payments were recorded as income in this month. No donations were recorded as income in March. **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 **favorable** to budget in March by \$58,230. The overall Net Income for TGR and TNIBD YTD is **unfavorable** to budget by \$-10,798.

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 March by \$77,891.
- The overall Net Income for TGR and TNIBD YTD is **favorable** to budget by \$233,351.

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

Chairman McGill stated that we need to carefully monitor fuel and fertilizer usage, given that the fuel budget was increased by 50 percent to account for rising prices. With continued rain potentially impacting revenue, he emphasized the need to remain mindful of expenditures to avoid budget overruns.

6. Adjourn the Meeting (7:15 PM)

Chairman McGill noted that planning is underway for a Town Hall meeting, tentatively scheduled for between October 15 and 22. He outlined a vision for the event where he would provide a summary of what has been accomplished and each commissioner would explain their specific role, aiming to educate residents on the various entities such as TEIA, TNIBD, and Cafe Hope, and to encourage community participation.

Chairman McGill made a motion to adjourn.

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


Signed: Ann Berthelot, Vice-Chairwoman


Signed: John Firestone, Secretary

Date approved: July 16, 2026