

**TIMBERLANE NEIGHBORHOOD
IMPROVEMENT & BEAUTIFICATION DISTRICT**

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

December 18, 2025, 6:30 PM

Conducted at Café Hope, Gretna, LA

MEETING CALLED TO ORDER (6:43 PM)

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

AGENDA ITEMS

1. Approval of the Minutes from the Regular November 20, 2025, TNIBD Meeting

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

2. Approval of Alternate Check Signer for Gulf Coast Bank

Chairman McGill then made a motion to approve Commissioner Jan Langford as the alternate signer on checks on the TNIBD accounts at Gulf Coast Bank.

MOVER:	McGill
SECONDER:	Berthelot
ACTION:	APPROVE JAN LANGFORD AS ALTERNATE SIGNATORY FOR CHECKS AT GULF COAST BANK
VOTE:	4-0
YEAS:	McGill, Berthelot, Firestone, Vaughn
NAYS:	None
ABSENT:	Langford

3. Golf Course Update

Chairman McGill explained that henceforth Commissioner Vaughn will be providing the golf course updates and coordinating with Donny Darville, who will continue to provide the Century updates.

Commissioner Firestone stated that the overgrowth problems in the rough areas along the side of the (former) Fairways 6 and 7 have been resolved. Chairman McGill commented that this

problem had been reported two months ago by a new homeowner; he had told the new homeowner that we were then in the growing season but that the problem would be resolved by December or January, when golf course staff would be available. Chairman McGill explained that less critical problems such as these need to be handled in house when staff are available; funds are not available to hire outside labor.

4. Century Update

Donny Darville was unable to attend, so in his place Chairman McGill provided the update. There were 1,994 rounds played, up from approximately 1,350 rounds in November of last year. About 380 of those additional rounds were tournament rounds; it was a huge month for tournaments. Even so, individual play rounds were also up significantly. Average fee per round was \$56.94. One resident and one non-resident signed up. Chairman McGill then stated now have 390 resident golf members; it took over a year to break 100, even though golf membership is free to District members. We have 116 non-resident golf members, 55 GolfVantage members, and 52 enrolled in the basic-level annual pass. He added that some restructuring of the pass system will take place next year, probably in January.

Chairman McGill stated that we exceeded budgeted revenues by \$23,000 and were \$17,000 under budget in expenses, for a total of \$40,000 in the black for the month of November. He added that about \$20,000 is tournament income, but the rest is course play. Year to date we are about \$83,000 better than budget for revenue, and expenses are about \$17,000 less than budgeted for, for a total of about \$100,000 better than budget. He cautioned, however, that December is notoriously difficult to forecast and might not hit the month's targets. Even so, the year-to-date numbers are very encouraging; typically, at the end of December we tend to be \$50,000 or so ahead of budget; at this point, we are ahead of budget by twice that amount.

5. Treasurer Update

Commissioner Berthelot presented the financial statements for October 2025.

TGR: There were 4 closed / bad weather days. Revenues: Revenues ended **favorable** to budget. Cart fees were lower in relation to the tournament higher revenues. Inclement weather reduced daily and range play towards the month's end, but overall revenue exceeded budget. Expenses: Golf operations expenses were higher, as the Facebook ads were reimbursed to Century and budgeted for in prior months. COGs category came in higher than budget as a result of a Callaway statement reconciliation that brought in invoices from prior months, but YTD is 75% within the norm. Chemical usage and Contract Labor caused higher Expense to Budget for GCM. Cart cleaning supplies were bought in October, but this is budgeted for throughout the year.

After management and incentive fees, we are **unfavorable** to budget for October.

TNIBD: Income: No 2024 assessment revenue payments or donations were recorded as income in October. Expenses: We are **above** budget for expenses, but exclusive of the depreciation entry expenses, we are below budget. Election expense is significantly lower than budget due to the election being cancelled after only Jon McGill qualified as a candidate. TNIBD Net Income ended **unfavorable** to budget primarily due to depreciation.

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. Adjourn the Meeting (7:11 PM)

Chairman McGill made a motion to adjourn.

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


Signed: Ann Berthelot, Vice Chairman


Signed: John Firestone, Secretary

Date approved: January 15, 2026

Approved