

**TIMBERLANE NEIGHBORHOOD IMPROVEMENT & BEAUTIFICATION
DISTRICT**

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

April 24, 2025, 6:30 PM

Conducted at Café Hope, Gretna, LA

MEETING CALLED TO ORDER (6:40 PM)

Roll call: Chairman Jon McGill, present; Vice Chairman Ann Berthelot, present; Commissioner Gary Chauvin, present; Commissioner John Firestone, present; Commissioner Pamela Russell, present. Quorum was present. Panelists: Luis Arocha, Donny Darville. Attendees: One attendee present.

AGENDA ITEMS

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

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

2. Café Hope Update

Luis Arocha provided an update. All renovations are completed. Only remaining work is cleanup for the upstairs, cleaning the windows, and polishing the floor.

He stated that the Easter brunch went well, with a crowd of nearly 50 guests, and that they are preparing for a Mother's Day brunch. Commissioner McGill commented that he had received only one notice on his social media feed; Luis agreed that events need to be better publicized and stated that he is meeting with a social media expert to determine how to improve their marketing reach.

Luis noted that they will be having the pool vacuumed in preparation for the pool's opening in early May. They will also pressure wash the deck and the bathrooms. In addition, two pool jets aren't functioning, possibly because of damage. Luis stated he will have that issue addressed. The necessary insurance will be in line by pool opening as well. He added that they are bringing back live music on Friday evenings.

Luis then stated that he will be putting together the neighborhood events advisory group (discussed in the previous meeting) made up of representatives from the TNIBD, TGR, TEIA, as well as himself representing Café Hope.

3. Golf Course Update

Commissioner Chauvin provided the update. The fountain is now functioning. He stated that in addition to the pump issues, the breaker box by the pond may have had some crossed wires. He added that the fountain is now on a timer, so that it doesn't run all day every day.

Gary then added that the Gretna Green tournament was a great hit and that several people had expressed interest in joining, asking him about membership costs. Several golfers also praised the condition of the fairways. The pond on fairway 3 has been cleaned out, and the bank has been shored up with rocks. Chairman McGill commented that there are two ponds with algae and that chemicals will be applied to address that problem. Commissioner Russell stated that the maintenance superintendent commented to her that the new equipment has made great improvements in the condition of the course. Chairman McGill stated that beyond the fact that we've acquired new equipment, we have learned over time which types of equipment are most effective for our course conditions, for example, the snake mower. With the knowledge gained from experience, we are seeing ongoing improvements occurring at a rapid pace.

Commissioner Russell then asked about an alligator sighted in the pond on fairway 15. Chairman McGill asked Donnie to look into the matter. Chairman McGill then encouraged everyone to tour the course and witness the dramatic improvements.

4. Century Update

Donny Darville was present via Zoom and provided the update. Regarding his recent visit, he stated that in addition to the ponds, he will give priority to adding sand to the bunkers. Other than those two matters, he stated that the course is in the best condition he has seen in the past five years. He echoed Chairman McGill's comments about the ongoing improvements that have resulted from identifying better types of equipment and methods suited to our conditions. Also during his visit, he stated, they began to address marketing issues and define more precisely what they want to accomplish, for example, updating the website. He stated that Jeffrey Haupt has provided beautiful images that they will be using on the updated website. Improvements to social media outreach are also being discussed.

Donny then reported that they have finalized the sale of equipment no longer needed for \$30,000. They are also discussing possible internal operational improvements, including hiring an assistant golf pro who will focus on outside services and guest relationships, talking to members about Top Tracer and other opportunities for a value-added experience.

KPI: Annual revenue topped \$1 million for the first time. Rounds were up 8 percent in March. Year to date we are up 4 percent in rounds played, by nearly 20,000 rounds, despite having had more bad weather days than the previous year. Average daily fee for the month was \$48.50, a slight decrease. He stated that he has not yet analyzed the reason behind the decline but that it may have been due to more weekday play over weekend play. However, for the fiscal year the average daily fee remains over \$52.

Enrollments: there were three new non-resident golf enrollments and four new range pass sales. We are still ahead on GolfVantage memberships, at a total of 77. Total revenues were \$16,000 better than budget, about \$10,000 of which were range sales. Operating expenses were slightly over budget, due primarily to the cost of merchandise sold. For the fiscal year we are better to budget by approximately \$66,000.

Regarding the month's decline in average daily fee per round, Chairman McGill then stated that having established a year during which average daily fees per round topped \$50, we will query any month that shows average daily fees per round below \$50. In addition, referencing the

operating expenses that came in over budget this month, he asked that any variance of over 10 percent on a budget item in KPI be explained in the notes. Donny concurred.

Donny then asked Chairman McGill about the proposed fence to be built around the debris storage area. Chairman McGill stated that we already have the materials and labor to handle the project but that he needs to find out whether it should be the City of Gretna or Jefferson Parish that issues the necessary permit. Commissioner Russell volunteered to obtain the permit once Chairman McGill determines which government entity will issue it.

5. Treasurer Update

Treasurer Ann Berthelot presented the financial statements for February 2025. Monthly treasurer reports are posted on the TNIBD website. Noteworthy items follow.

TGR: There were four closed / bad weather days. Revenues: Revenues ended over budget with Range, Tournaments, and Merchandise Sales making up for slow daily play.

Expenses: General & Administrative expenses were higher due to property tax and credit card fees. Pro shop commissions have been paid out to pro shop staff for sales since October. GCM expenses showed savings to budget. Range expenses include the TopTracer equipment lease that was not in the budget. Cart had repair expenses and fuel expenses that were budgeted for in other months.

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

TNIBD: Income: No 2024 assessment revenue payments or donations were recorded in February.

Expenses: We are above budget for expenses primarily due to repair and maintenance costs as well as depreciation.

Net Income for TNIBD is unfavorable to budget. 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. Motion to Amend Agenda to Adopt Resolution Approving Lease Purchase Agreement for New Golf Course Maintenance Equipment

Chairman McGill made a motion to modify the agenda to add adoption of a resolution approving and ratifying the lease of new golf course maintenance equipment from John Deere Financial.

MOVER:	McGill
SECONDER:	Berthelot
ACTION:	MODIFY AGENDA TO ADD ADOPTION OF RESOLUTION APPROVING AND RATIFYING EXECUTION OF THE LEASE OF NEW EQUIPMENT FROM JOHN DEERE FINANCIAL
VOTE:	5-0
YEAS:	McGill, Berthelot, Chauvin, Firestone, Russell
NAYS:	None

7. Resolution: Approve and Ratify Lease of New Golf Course Maintenance Equipment

Chairman McGill made a motion to approve the execution of the lease purchase agreement for new golf course maintenance equipment from John Deere Financial.

MOVER:	McGill
SECONDER:	Berthelot
ACTION:	APPROVE AND RATIFY EXECUTING LEASE PURCHASE AGREEMENT OF GOLF COURSE MAINTENANCE EQUIPMENT FROM JOHN DEERE FINANCIAL
VOTE:	5-0
YEAS:	McGill, Berthelot, Chauvin, Firestone, Russell
NAYS:	None

8. Proposed Budget for FYE 3/31/2026

Chairman McGill made a motion to approve the proposed budget.

MOVER:	McGill
SECONDER:	Berthelot
ACTION:	APPROVE PROPOSED FYE 3/31/2026 BUDGET
VOTE:	5 - 0
YEAS:	McGill, Berthelot, Chauvin, Firestone, Russell
NAYS:	None


Proper steps were reviewed to notify the community of the Budget's availability for review before a public forum for budget discussion at the May 15 TNIBD meeting. The Board of Commissioners plans to vote to adopt the Budget after the public forum.

9. Adjourn the Meeting (7:52 PM)

Chairman McGill made a motion to adjourn.

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


Jon McGill, Chairman
Signed:


John Firestone, Secretary
Signed:

Date approved: May 15, 2025