

BIG SIX TOWERS, INC.

A HOUSING COOPERATIVE SPONSORED BY
NEW YORK TYPOGRAPHICAL UNION NO. 6

60-10 Queens Blvd Woodside, NY 11377 | (718) 898-7022 Management@bigsixtowers.nyc

Big Six Towers, Inc. Board Election Candidate Package – 2026

Annual Meeting Date: Thursday, October 22, 2026

Format: Zoom & In-Person

Seats Available: **4 (3 Seats – 3-Year Terms | 1 Seat – 2-Year Term)**



We are pleased to present the candidate submissions from eight (8) cooperators who are running for election to the Board of Directors of Big Six Towers, Inc. This package is designed to provide background information on each candidate so that you can make an informed decision when casting your vote.

In addition, we invite you to join us for the upcoming **“Meet the Candidates” sessions**, to be held on **Saturday, September 26, 2026 at 3:00PM** and **Thursday, October 8, 2026 at 7:00PM** in the building 2 Community Room. These events are a valuable opportunity to hear directly from each candidate, learn about their perspectives, and engage with them by asking questions.

Please also remember to join us for our Annual Meeting on **Thursday, October 22nd, 2026 at 7:00PM**.

We encourage all shareholders to get involved by reviewing the candidate information, attending the scheduled election events and Annual Meeting, and most importantly, casting your vote!

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The following candidates are listed in alphabetical order by last name:

1. Roel Bucaoto
2. Barbara Collins
3. Denise Keehan-Smith
4. Lorraine McAndrews
5. John McMorrow
6. Nasrin Reza
7. Phyllis Treichel
8. George Zuniga

Your engagement and vote are essential to the future of Big Six Towers. Thank you for taking the time to review this information, attend events, and participate in the election process.

Thank you,

Big Six Towers
Management

08/05/2026 18:15 HRS

MAKE B6 GREAT AGAIN !!

Roel Bucaoto



The Jewel of Woodside should SHINE
and NOT ROTTING.

Hold those who are supposed to
provide service accountable for
the state of OUR COMMUNITY.
Be it Maintenance, Security,
the Management or the BOARD.

My father used to say, 'A job
half done is a job not done.'

Here, I know what he means
when I look around.

I have been living in B6 for
well over 20 years.

I remember the BBO's, the
camping, as well as the playgrounds
when it was open for the children
to enjoy. I remember clean grounds
and well maintained.

WHAT HAPPENED !! who is Responsible !!

[Signature]

**Big Six Towers, Inc.
Candidate Statement**

Barbara Collins

59-10 Queens Blvd, Apt 8L
Building 1

Education:

- B.A. in Sociology

Professional Experience:

- NYC Housing Authority
- Commission on Human Rights
 - o Neighborhood Stabilization
- Eastern Paralyzed Veterans Association
- National Urban League

Volunteer Experience:

- Board Member of the Following Organizations
 - o Cooperators United for Mitchell-Lama
 - o Mitchell-Lama Residents' Coalition
 - o Mitchell-Lama United Steering Committee

As a former Big Six board member, I've had the opportunity to work with various Mitchell-Lama organizations and realize the power of collaborating to achieve many goals and support the needs of Mitchell-Lama shareholders. As a result of my participation, we now have open board meetings, free use of community spaces for stockholders, the reduction of Mitchell-Lama Shelter Rent taxes, and SCRIE + DRIE income level increases. Many initiatives are being collectively developed that I would like to contribute to as a Big Six Towers board member. Thank you for your attention and I hope to receive your vote.

Dear Fellow Shareholders,

I am writing to formally announce my candidacy for re-election to the Big Six Towers Board of Directors. Having served you for the past three years—including two years as your board president—I am incredibly proud of the immense financial progress, operational stability, and structural turnarounds we have achieved.

When I took office in February, 2024, our co-op faced severe financial headwinds. Through rigorous oversight, strategic restructuring, and a commitment to fiscal responsibility, we have transformed our building's financial health. I am proud to report that we successfully reduced our outstanding accounts payable from a staggering \$2.8 million in February, 2024 to less than \$600,000 today.

We achieved this historic turnaround through targeted, aggressive initiatives:

- **Maximizing Income:** We placed a direct focus on filling vacant apartments to bring steady, vital revenue back into our operating budget.
- **Operational Efficiency:** By empowering our skilled in-house maintenance staff and significantly reducing our reliance on expensive outside vendors, we cut daily operational costs without sacrificing service.
- **Strong Leadership Partnerships:** We were fortunate to onboard an excellent newly promoted general manager, a dedicated new maintenance supervisor, and highly efficient Public Safety Director, all of whom have been instrumental in streamlining our building's day-to-day operations.
- **Transparency and Communication:** Throughout this financial turnaround, keeping you informed was my top priority. I held regular informational meetings to ensure all residents remained updated, engaged and actively involved in our progress.

To ensure our co-op gets the public support it deserves, I built a strong working relationship with our local Assemblymember, Steven Raga. Through his leadership and advocacy, HPD appointed a dedicated project manager to work directly alongside our management company. Together, we evaluated our building's essential infrastructure needs and established a comprehensive, prioritized capital project plan.

Prior to my service on the board, HPD mandated a 21% maintenance increase in February, 2023. The following year, HPD pushed for an additional 23% increase. Recognizing the heavy burden this would place on our families, I led the fight against this spike. Under my leadership, we successfully convinced HPD to accept a significantly lower 10% increase while we aggressively identified internal cost cuts and expense reductions to bridge the gap.

While we have successfully stabilized our finances, our work is far from over. The next three years will bring us into a vital rehabilitation period. We are preparing to tackle massive, essential capital improvements, including re-connecting to Con Edison, executing our elevator modernization project, and completing critical facade and roof work.

Managing these large-scale infrastructure projects requires experienced, proven leadership that understands our history, our budget, and our community. I ask for your vote so that I can continue protecting your investment, keeping our maintenance increases as low as possible, and guiding our home safely through this next phase of renewal.

Thank you for your consideration. Denise Keehan-Smith



I am seeking to join the Big Six Towers Board of Directors because I want to help ensure that our complex continues to be an enviable place to live, work, and raise our children. I have lived in Big Six for 28 years and previously served on the Board for two terms. I understand our community, its strengths, its challenges, and the importance of making thoughtful decisions that protect both our quality of life and our financial well-being.

Professional Experience

I am retired from the City of New York, where I worked in the Executive Departments of Capital Projects at two agencies—the Department of Design and Construction (DDC) and the New York City Housing Authority (NYCHA). My extensive experience with capital improvements and public-sector projects would be an asset to our Board, particularly as Big Six begins several much-anticipated major capital projects.

My management experience has taught me how to make clear and informed decisions when prioritizing projects, bidding contracts, and selecting vendors. I am familiar with project scheduling and estimating procedures and understand the importance of maintaining productivity and efficiency, addressing challenges promptly, and keeping projects moving and on schedule.

My earlier professional experience was in Advertising and Public Relations, with additional expertise in training, computer literacy, and business writing.

Education

- Queens College — B.A., English - St. John's University — M.B.A., Executive Management

Community & Volunteer Service:

--Self-Help/Big 6 NORC — Advisory Council Secretary

- Teach crochet skills and conduct craft classes
- Lead the Short Story Group
- Teach basic computer skills to older adults

--Visiting Nurse Service of New York/New Jersey and Other Organizations

Crafting and donating handmade creations to the Visiting Nurse Service, Veterans organizations—including Veterans in Hospice—as well as St. Jude's and hospitals and organizations serving premature babies, shut-ins, and cancer patients.

--National Parents' Support Group — New York Regional Representative & Board Secretary: Served the Queens, Nassau, Suffolk, and Rockland County communities.

What I Will Bring to the Board

I work well in team situations and am a self-starter. I am comfortable researching New York State and New York City records and requirements, Mitchell-Lama regulations, and City ordinances to help ensure that our community remains in compliance and, more importantly, continues to improve. When considering changes or new initiatives, I believe two priorities should always guide our decisions: our budget and our quality of life.

Big Six Towers is a desirable community because it is safe, well maintained, and home to caring and friendly cooperators. I want to help preserve those qualities while also working to restore the charm, pride, and appeal that make Big Six a special place to call home.

As we move forward with major capital improvements, I would welcome the opportunity to bring my professional experience, previous Board service, management skills, and commitment to our community back to the Board.

I respectfully ask for your vote for the Big Six Towers Board of Directors.

Lorraine McAndrews - 2026



Fellow shareholders, I have decided to run for the Board of Directors of Big Six Towers.

We are embarking on the largest capital improvement project in 46 years at Big Six Towers.

I believe we need competent, diligent, and capable individuals to be elected to the BOD.

The people who are elected will oversee and have to understand the complexities of this immense task.

I believe that I am one of those individuals who would be a benefit to the Big Six Towers shareholders and an asset to the Board of Directors.

I have resided at the Big Six Towers for 30 years with my family.

- President of the building representatives in 2012
- Vice-president of the Board of Directors for several years
- Board of Directors liaison for several committees
- Implemented many successful improvements to Big Six Towers for the shareholders.

Thank you for your consideration.

John R. McMorrow

Dear Sir/Madam,

Good afternoon. I am Nasrin Reza.
I am interested to be a candidate for the
Board of Directors of Big Six Towers, Inc.
I want to make different and positive initiate
at big six towers and also great help to our
community and take some challenges. Thanks.

Warm Regards,

Nasrin Reza

646-520-9438

YOUR VOICE MATTERS – LET'S STRENGTHEN BIG SIX TOWERS TOGETHER

My name is Phyllis Treichel. I live in Building 5, and I've been a shareholder for eight years. This community is my home, and I'm stepping forward because strong, responsible leadership matters.

Because I believe shareholders deserve a real voice, I step in when something isn't right. I was instrumental in pushing NORC (Naturally Occurring Retirement Community) to finally adopt elections – something they have never done before – because I believe every organization serving our community must operate with transparency and shareholder participation. I have seen what happens when only a few voices dominate.

What I stand for:

- Transparency
- Fairness
- Clear communication
- Stability

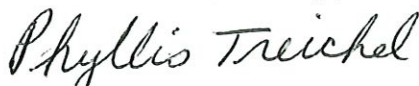
If elected I will focus on:

- Transparency – making sure shareholders know what decisions are being made, why they're being made, and how they affect our community.
- Fairness and respect: ensuring every shareholder is treated equally, without favoritism or personal conflicts influencing decisions.
- Stability and long-term planning – protecting the financial and structural health of Big Six
- Shareholder involvement – encouraging more people to attend meetings, ask questions, and stay engaged in how our home is managed.
- Community unity – helping rebuild trust so shareholders feel the board working with them, not around them.

Big Six Towers stays strong when shareholders stay involved. Our buildings, our finances, and our future depend on people paying attention, asking questions, and showing up.

I'm committed to serving with honesty, transparency, and respect.

Thank you for your support.



Phyllis Treichel



Dear Fellow Shareholders,

As my term on the Board of Directors of the Big Six Towers comes to an end, I am pleased and humbled to declare my candidacy for another three-year term on the Board of Directors of the Big Six Towers.

Over the past three years, I have had the privilege of serving our community first as Board Secretary for two years and, since December 2025, as President following a majority vote of the sitting Board. I am grateful for the confidence my fellow Board members placed in me, and I have worked diligently to fulfill these responsibilities with professionalism, integrity, collaboration, and respect for our shareholders, staff, and fellow Board members.

During my term, the Board's primary focus has been addressing some of the most important challenges facing Big Six Towers: stabilizing our corporation's finances, retiring our aging power plant, reconnecting to the Con Edison grid, and securing the substantial rehabilitation financing necessary to address our aging infrastructure and long-deferred capital needs.

Fostering productive relationships with building management, maintenance, public safety, and power plant departments were priorities. Working closely with our Treasurer and the management team, improvements to supply purchasing and receiving procedures were recommended and implemented that resulted in cost reductions and stronger internal controls.

As co-chair of the System and Structure Committee, efforts have also focused on identifying opportunities to transform the existing generators from a cost center into a potential revenue producing asset—an approach that could provide long-term financial and operational benefits to the cooperative.

Since becoming Board President, the focus has been on moving our rehabilitation project forward by collaborating with building management, HPD and HDC, our legal counsel, engineers, construction professionals, and other project partners to advance the many requirements necessary to reach financial closing.

This included helping expedite the selection and engagement of an Owner's Representative to provide the professional oversight needed to successfully manage this important undertaking on our behalf.

There is still a great deal of work ahead of us. Securing the rehabilitation loan is an important milestone, but the real work will be ensuring that the project is successfully managed, responsibly constructed, and completed in a manner that protects the interests of every shareholder and resident. An equally important priority is maintaining open, timely, and meaningful communication with shareholders throughout the rehabilitation process. Residents deserve to understand where the project stands, what milestones have been achieved, what challenges remain, and how major decisions may affect our community. Going forward, continued efforts will be made to provide regular project updates through appropriate and consistent communication channels, while ensuring that information is accurate, transparent, and coordinated with management and our professional partners.

If I have earned your trust over these past three years, I respectfully ask for your support for another three-year term.

If re-elected, I will continue to work diligently to promote a professional, respectful, transparent and conflict-free environment in which the Board, management, staff, and our construction and professional partners can work together effectively toward our common goals.

Most importantly, I will continue striving to ensure that the Big Six Towers remain a safe, healthy, affordable, sustainable, and well-managed community—one that we can all be proud to call home and that will serve our shareholders and future generations for many decades to come.

Thank you for your trust, your consideration, and the opportunity to continue serving our community.

Respectfully,

A handwritten signature in black ink, appearing to read 'G. Zuniga', with a stylized flourish at the end.

George Zuniga
Candidate for the Board of Directors Big
Six Towers, Building 7