

Big Six Towers, Inc.  
60-10 Queens Boulevard  
Woodside, NY 11377

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: August 13<sup>th</sup>, 2024**

**6:00 PM MONTHLY BOARD MEETING**

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**PRESENT:**

- Denise Keehan-Smith - President
- Ali Haider - Vice-President
- Ernestine Williams - Treasurer
- George Zuniga - Secretary
- John Gillooly - Director
- Peter Nowik - Director

**Metro Management Development:**

- Melisa Zimonjic - General Manager
- Analvi Tavarez - Assistant General Manager

**ABSENT:**

- Saiful Islam - Director
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The Board Meeting was called to order at 6:06 PM as an open session.

Motion to approve July 9<sup>th</sup>, 2024 monthly Board Meeting Minutes.

- **George Zuniga moved, Peter Nowik seconded, to approve. Denise Keehan-Smith, Peter Nowik, Ernestine Williams, and George Zuniga approved. John Gillooly and Ali Haider abstained. Motion carried 4-0-2.**

Motion to approve July 26<sup>th</sup>, 2024 Laundry Special Board Meeting Minutes.

- **Ali Haider moved, Ernestine Williams seconded, to approve. Denise Keehan-Smith, Peter Nowik, Ernestine Williams, Ali Haider and George Zuniga approved. John Gillooly abstained. Motion carried 5-0-1.**

Motion to approve August 2<sup>nd</sup>, 2024 Planet Fitness Special Board Meeting Minutes.

- **John Gillooly moved, Peter Nowik seconded, to approve. Denise Keehan-Smith, Peter Nowik, Ernestine Williams, Ali Haider, John Gillooly and George Zuniga approved. Motion carried 6-0.**

Motion to choose AAA (American Arbitration Association) to manage this year's Board of Directors election.

- **John Gillooly moved, Ali Haider Seconded, to approve. Denise Keehan-Smith, Peter Nowik, Ernestine Williams, Ali Haider, John Gillooly and George Zuniga approved. Motion carried 6-0.**

Motion to accept the timeline proposed for Submission of Candidacy Form on (September 6<sup>th</sup>, 2024) "Meet the Candidates" on (September 28, 2024, at 3:00 PM and October 10<sup>th</sup>, 2024 at 7:00 PM) and for the "Annual Meeting" on October 24, 2024.

- **Ali Haider moved, John Gillooly seconded, to approve. Denise Keehan-Smith, Peter Nowik, Ernestine Williams, Ali Haider, John Gillooly and George Zuniga approved. Motion carried 6-0.**

*The Board Meeting was called to order at 7:04 PM as a closed session*

*John Gillooly left the Board Meeting at 7:37 PM*

Motion to accept the ACES Laundry proposal as is, without the cash machine option. Also, to notify all shareholders in advance of the change over to the new laundry company, and to make it clear that a cash-to-card -option will not be available.

- **George Zuniga moved, Ali Haider seconded, to approve. Denise Keehan-Smith, Peter Nowik, Ernestine Williams, Ali Haider, and George Zuniga approved. Motion carried 5-0.**

Motion to accept LL88 proposal from Lawless and Mangione.

- **George Zuniga moved, Ali Haider seconded, to approve. Denise Keehan-Smith, Peter Nowik, Ernestine Williams, Ali Haider, and George Zuniga approved. Motion carried 5-0.**

Motion to reduce the price of the commercial space in building 4 (59-40 Queens Boulevard) to \$1,500 from \$2,500 and to continue advertising the space on LoopNet.

- **Peter Nowik moved, Ernestine Williams seconded, to approve. Denise Keehan-Smith, Peter Nowik, Ernestine Williams, Ali Haider, and George Zuniga approved. Motion carried 5-0.**

Motion to advertise the Andy Frain commercial space at \$7,000 per month.

- **Peter Nowik moved, Ali Haider seconded, to approve. Denise Keehan-Smith, Peter Nowik, Ali Haider and Ernestine Williams approved. George Zuniga opposed. Motion carried 4-1.**

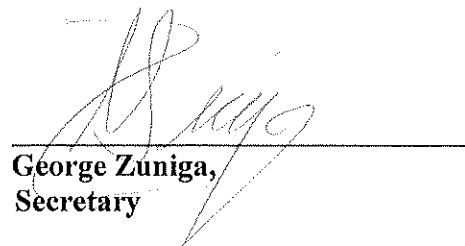
*After further discussion on the Andy Frain space, the motion was amended below:*

Motion to advertise the Andy Frain commercial space at \$2.56 per square foot, making it \$7,680 per month.

- **Peter Nowik moved, Ali Haider seconded, to approve. Denise Keehan-Smith, Peter Nowik, Ernestine Williams, Ali Haider, and George Zuniga approved. Motion carried 5-0.**

*The Board meeting adjourned at 8:47 PM.*

  
Melisa Zimonjic,  
General Manager

  
George Zuniga,  
Secretary