

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

MINUTES OF THE BOARD OF DIRECTORS SPECIAL MEETING

DATE: April 17th, 2025 at 6:00 PM

PRESENT:

- Denise Keehan-Smith - President
- Ali Haider - Vice-President
- Ernestine Williams – Treasurer
- George Zuniga - Secretary
- Israel Martinez – Director
- Peter Nowik – Director
- Phyllis Treichel- Director
- Jonathan Bocanumenth- Director

Metro Management Development:

- Melisa Zimonjic - General Manager
- Analvi Tavaréz – Assistant General Manager
- Gabriella Yarczower – Leasing Director

Absent:

- Rafiqul Bhuiyan - Director

Guest:

- Robert Sparer – Labor Attorney, Clifton Budd & DeMaria
- Leighann George – Associate Attorney, Clifton Budd & DeMaria

Location: 6:00PM- Via Zoom

Motion to move forward with hiring one union porter and one union live-in Assistant Superintendent to join the maintenance team.

Peter Nowik proposed an amendment to the motion to state that they will hire two additional personnel due to the stipulation with 32BJ.

Amended Motion: Motion to hire two additional personnel to join the maintenance team based on the 32BJ union agreement.

- Ali Haider moved, Peter Nowik seconded, to approve. Denise Keehan-Smith, Ali Haider, Peter Nowik, Ernestine Williams, Phyllis Treichel, Jonathan Bocanumenth, and Israel Martinez approved. George Zuniga opposed. Motion carried 7-1

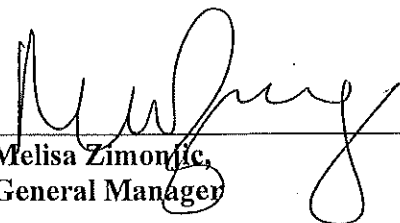
Motion to approve the proposal from JAD Building Maintenance Supplies for the purchase of battery-powered natural gas detectors for each apartment unit to comply with Local Law 157, at a total cost of \$78,847.28

- Israel Martinez moved, Peter Nowik seconded, to approve. Denise Keehan-Smith, Ali Haider, Peter Nowik, Ernestine Williams, Phyllis Treichel, Jonathan Bocanumenth, Israel Martinez, and George Zuniga approved. Motion carried 8-0

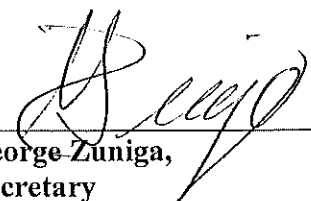
Motion to charge back the shareholders for the cost of the natural gas detectors to comply with Local Law 157.

- **Peter Nowik moved, Ali Haider seconded, to approve. Denise Keehan-Smith, Ali Haider, Peter Nowik, Ernestine Williams, Phyllis Treichel, Jonathan Bocanumenth, Israel Martinez, and George Zuniga approved. Motion carried 8-0**

The Board Meeting adjourned at 7:23 PM.



Melisa Zimonjic,
General Manager



George Zuniga,
Secretary