

Big Six Towers, Inc.
59-55 47th Avenue
Woodside, NY 11377

MINUTES OF THE BOARD OF DIRECTORS MEETING

DATE: April 13th, 2021

5:30 PM BOARD MEETING via ZOOM/IN PERSON

PRESENT:

- **Kevin Doyle**
- **Thomas Haggerty**
- **Lorraine McAndrews**
- **Richard Orridge**
- **Barbara Collins - via Zoom call**
- **Jerry LoMonte - via Zoom call**
- **Jonathan Bocanumenth**
- **Howard Geary**
- **Ben Rodriguez - via Zoom call**
- **Sanela Osmanovic, DEPM**
- **Melisa Zimonjic, DEPM**

GUEST:

- **Michael Reilly, Norris McLaughlin**
- **Jerry Newman, Big Six Towers Director of Public Safety**
- **Jon Colatrella, Howard L. Zimmerman**
- **Michael Gallagher, JAM Service Company**
- **John Gillooly**
- **Joshua Schik, Locations Commercial Real Estate**

Kevin Doyle called the Board meeting to order at 5:38pm.

The meeting began with a brief update from Jerry Newman, Director of Public Safety. The update consisted of the monthly statistics regarding police related incidents. Further discussed was a patrol vehicle and staff overtime. Jerome Newman was excused from the meeting after an update was given.

An informational presentation by Jon Colatrella from HLZA and Michael Gallagher from Jam Service was given regarding Local Law 152. Furthermore, discussed was the steam trap project that will need to commence when the heating season is over. John Gillooly was present during this part of the meeting as he is part of the Power Plant Committee.

A Legal Report was given by Michael Reilly.

The meeting continued with an update from our commercial leasing agent, Joshua Schik who is working diligently on occupying the vacant gym space located in the shopping center.

Management brought forward to the Board the thought of re-opening the Building 2 Community Room with 50% capacity, the Board agreed on having Management start taking Community Room reservations effective May 1st.

1st motion was to approve the inspection on Building 7 gas lines by Jam Service Company.

- **Doyle moved, Howard seconded, to approve. Motion carried 8-0, vote was not received by Barbara Collins.**

2nd motion was to put out to bid the Steam Trap Project.

- **Doyle moved, Jonathan seconded, to approve. Motion carried 8-0, vote was not received by Barbara Collins.**

3rd motion was to present to HPD the request for a Utility Pass Through regarding the implementation of a water surcharge to cover for unbudgeted water charges incurred by the complex.

- **Doyle moved, Richard seconded, to approve. Motion carried 6-2 with Thomas Haggerty and Howard Geary not in approval, vote was not received by Barbara Collins.**

4th motion was to approve the purchase of additional surveillance cameras by Johnson Controls.

- **Howard moved, Doyle seconded, to approve. Motion carried 6-2 with Thomas Haggerty and Jonathan Bocanumenth not in approval, vote was not received by Barbara Collins.**

5th motion was to accept the new Maintenance Repair Charges.

- **Doyle moved, Richard seconded, to approve. Motion carried 8-0, vote was not received by Barbara Collins.**

Internet motion was made to have Power Cooling move forward with the installation of the Chiller/Cooling Tower.

- **6 internet votes were to approve, 2 votes were against (Thomas Haggerty and Howard Geary). Vote was not received by Jonathan Bocanumenth.**

Internet motion was made to accept the March 9th, 2021 Board Meeting Minutes.

- **5 internet votes were to approve. Votes were not received by Jonathan Bocanumenth, Ben Rodriguez, Thomas Haggerty, and Richard Orridge.**

The meeting was called at 8:07 pm.

**Sanela Osmanovic,
General Manager**

Richard Orridge
**Richard Orridge,
Secretary**