

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

MINUTES OF THE BOARD OF DIRECTORS MEETING

DATE: April 18th, 2023

6:00 PM BOARD MEETING

PRESENT:

- John Gillooly
- Lorraine McAndrews
- Thomas Haggerty
- Mary Lisanti
- Howard Geary
- Barbara Collins – *Joined the Board Meeting at 6:22pm*
- Ernestine Williams
- Jonathan Bocanumenth
- Maria Platis, Metro Management
- Melisa Zimonjic, Metro Management

GUEST:

- Michael T. Reilly, Norris McLaughlin

ABSENT:

- Peter Nowik
-

John Gillooly called the **Board Meeting** to order at 6:04PM.

The meeting began with approval of minutes.

Motion to accept the March 14, 2023, Board Meeting Minutes.

- **L. McAndrews moved, J. Gillooly seconded, to approve. Motion carried**
6-2-1 Howard Geary and Mary Lisanti abstained from voting as they were absent for this meeting. Peter Nowik was unable to vote as he was absent for this Board Meeting.

The Manager's Report was presented by Maria Platis. Maria discussed the upcoming SCRIE event with Julie Won's office and HPD's office. Maria also briefly mentioned the SHRED event that is scheduled on May 11th, 2023. Flyers for both events have been posted in all common areas of the buildings. Next topic for discussion was the Building Rep Committee, Maria asked the Board for approval of a volunteer looking to join the Building Rep Committee and a new Liaison for the Building Reps. Management advised the Board that they did vet the volunteer and is qualified to join the committee. The following motions were made.

Motion is to approve Volunteer Damon Dolabaille to join the Building Rep Committee.

- **J. Gillooly moved, L. McAndrews seconded, to approve. Motion carried**
7-2 Barbara Collins and Peter Nowik were unable to vote as Barbara was late for this portion of voting and Peter Nowik was absent for this meeting.

Motion is to approve Howard Geary as the Building Rep Liaison.

- **J. Gillooly moved, T. Haggerty seconded, to approve. Motion carried 7-2 Barbara Collins and Peter Nowik were unable to vote as Barbara was late for this portion of voting and Peter Nowik was absent for this meeting.**

A Treasurer's Report was prepared by Mary Lisanti, she gave an update on our current unpaid bills.

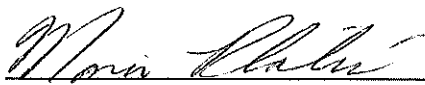
The next topic on the agenda was discussion about the Power Plant and the new Green Laws. Jonathan Bocanumenth who is chair of the Systems and Structures committee presented. It was discussed that in order for the current Power Plant to receive a renewal of the Certificate to Operate, Big Six Towers will need to provide DEP a selected option and a schedule for compliance for the new Local Laws. It was presented that there are three options Big Six Towers can move forward with, which is going full Con-Ed, upgrading the current Power Plant to meet the requirements or selecting the Hybrid version which will be Con-Ed and Power Plant both together. Big Six Towers did have an Engineering Company do a study on our options and it was recommended to go with the Hybrid option. The reason is that it provides a hedge against future electricity cost increases without a likely increase in life cycle cost, and if carbon emission penalties in the mid 2040's necessitate that the engines be reduced in operation, the connection to Con Edison grid would already be in place to provide a seamless transition.

Motion is to move forward with Waldron's recommendation and choose the hybrid option which is both Con-Edison and upgrading the current Engines to meet compliance standards.

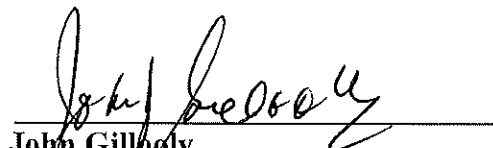
- **J. Gillooly moved, L. McAndrews seconded, to approve. Motion carried 6-2-1 with Barbara Collins and Ernestine Williams not in approval. Peter Nowik was unable to vote as he was absent for this Board Meeting.**

The arrears report was presented by Melisa Zimonjic. It has been advised that since hiring Sontag & Hyman who is our new Landlord Tenant Attorney, Management has seen a substantial amount of collection in arrears. We hope to continue updating the Board with good news.

The meeting was called at 7:54pm.



Maria Platis,
General Manager


John Gillooly,
Board President