

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

MINUTES OF THE BOARD OF DIRECTORS' MEETING

DATE: April 14th, 2026

6:30PM MONTHLY BOARD MEETING

PRESENT:

- Israel Martinez – Vice-President
- Ernestine Williams – Treasurer
- Jonathan Bocanumenth – Secretary – *arrived at (6:31PM)*
- Carmen Maysonet – Director
- Peter Nowik – Director
- Ali Haider – Director
- Rafiqul Bhuiyan – Director

METRO MANAGEMENT DEVELOPMENT:

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

GUEST:

- Michael Olech- Power Plant Manager

ABSENT:

- George Zuniga – President
 - Denise Keehan-Smith – Director
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The Board Meeting was called to order at 6:28PM as an open session.

Motion to grant lease extensions to Reyco Properties and Big Six Pharmacy, incorporating amended thermal charges with a 3% annual escalation applied to such charges throughout the term of the extensions.

- **Peter Nowik moved, Ernestine Williams seconded, to approve. Ernestine Williams, Rafiqul Bhuiyan, Peter Nowik, Israel Martinez, Ali Haider, and Carmen Maysonet approved. Motion carried 6-3.**

Jonathan Bocanument arrived at 6:31PM.

Motion to approve March 10th, 2026, monthly board meeting minutes.

- **Ernestine Williams moved, Peter Nowik seconded, to approve. Ernestine Williams, Peter Nowik, Israel Martinez, Ali Haider, Jonathan Bocanumenth, and Carmen Maysonet approved. Rafiqul Bhuiyan abstained as he was absent from this board meeting. Motion carried 6-1-2.**

The Board Meeting was called at 6:50PM as a closed session.

Motion to move forward with Protective Power Systems & Controls' quote for a rental generator at prime power during the summer months of 2026.

- **Jonathan Bocanumenth moved, Carmen Maysonet seconded, to approve. Ernestine Williams, Peter Nowik, Israel Martinez, Ali Haider, Jonathan Bocanumenth, Rafiqul Bhuiyan, and Carmen Maysonet approved. Motion carried 7-2.**

Motion to move forward with the proposal submitted by Special Testing & Consulting for Third-Party Inspection services and the Tenant Protection Plan as part of the HPD/HDC Rehabilitation Loan.

- **Jonathan Bocanumenth moved, Carmen Maysonet seconded, to approve. Ernestine Williams, Peter Nowik, Israel Martinez, Ali Haider, Jonathan Bocanumenth, Rafiqul Bhuiyan, and Carmen Maysonet approved. Motion carried 7-2.**


Motion to move forward with the proposal submitted by Colliers Engineering & Design for a full Boundary & Topographic Site Survey.

- **Jonathan Bocanumenth moved, Peter Nowik seconded, to approve. Ernestine Williams, Peter Nowik, Israel Martinez, Ali Haider, Jonathan Bocanumenth, and Carmen Maysonet approved. Rafiqul Bhuiyan abstained. Motion carried 6-1-2.**

Motion to approve the proposal submitted by GEI Consultant Environmental for the budget add-on request for the DEP Phase II work plan and the Health and Safety Plan.

- **Peter Nowik moved, Ernestine Williams seconded, to approve. Ernestine Williams, Peter Nowik, Israel Martinez, Ali Haider, Jonathan Bocanumenth, Rafiqul Bhuiyan, and Carmen Maysonet approved. Motion carried 7-2.**

The meeting was adjourned at 8:25PM.



Melisa Zimpnjic,
General Manager



Jonathan Bocanumenth,
Secretary