

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

**MINUTES OF BOARD OF DIRECTORS SPECIAL MEETING**

**DATE: April 23<sup>rd</sup>, 2024 at 6:00PM**

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PRESENT: Thomas Haggerty, George Zuniga, Ali Haider, Ernestine Williams, John Gillooly, Mary Lisanti, Peter Nowik (*Via Zoom*), Denise Keehan-Smith (*Via Zoom*)

ABSENT: Saiful Islam

ATTENDED: Melisa Zimonjic and Analvi Tavarez, Metro Management Development

LOCATION: 6:00PM, Management office Conference Room

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The prior Board had previously approved a 3% maintenance increase to go into effect for year three that would start in April of 2025. HPD "Housing Preservation and Development" provided the Big Six Towers Board of Directors with an option to modify the previously imposed 3% maintenance increase that is set to begin in April 2025.

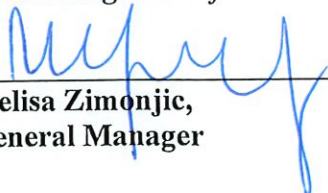
This meeting has been called to discuss the possibility of reevaluating the previously imposed 3% maintenance increase for year three. Denise advised the Board that it might be best to wait on reevaluating the previously imposed 3% maintenance increase until they can further analyze the financial situation Big Six will be in after the 10% maintenance increase goes into effect. Denise suggested the Board revisit this in the fall of 2024, which is when the audited financials are completed by the Big Six's accountants Newman, Newman, & Kaufman. The audited financials can give the Board a better sense in where Big Six will stand financially.

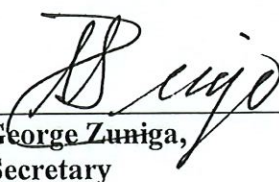
Board member Tom Haggerty informed the Board that there is a big gap between the 23.7% maintenance increase that the accountants from Newman, Newman, & Kaufman recommended and the 10% increase that was approved to go into effect on June 1, 2024; Tom's concern is how will the gap be able to get closed.

Denise Keehan-Smith moved to not modify the previously imposed 3% maintenance increase for year three for now. John Gillooly seconded the motion.

**Motion passed 7-1-1 with Tom Haggerty not in approval. Saiful Islam could not vote as he was absent from this Special Meeting.**

*The meeting was adjourned at 7:01pm.*

  
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Melisa Zimonjic,  
General Manager

  
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George Zuniga,  
Secretary