

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

MINUTES OF THE BOARD OF DIRECTORS MEETING

DATE: April 9th, 2024

6:00 PM BOARD MEETING

PRESENT:

- Thomas Haggerty
- George Zuniga
- Ali Haider
- Ernestine Williams
- Peter Nowik
- Denise Keehan-Smith
- Saiful Islam
- Melisa Zimonjic, Metro Management
- Analvi Tavaréz, Metro Management

ABSENT:

- John Gillooly
- Mary Lisanti

GUEST:

- Michael Olech, Power Plant Manager

The Board Meeting was called to order at 6:08pm as closed session.

Bi-weekly calls have been implemented with the engineering firm Waldron, Management, the Board, Michael Olech, and Con-Ed. Waldron presented to the Board a few sets of drawings in regard to the location where the equipment should be enclosed when Con-Ed connects. The few locations were to house the equipment in the parking lot behind the shopping center, which sits between building 4 and the Power Plant; please remember that this is not residential parking. The next option was to house the equipment right in front of the Power Plant, which is currently a very grassy area; doing this option would mean that the walkway to pass through to get to Queens Boulevard would no longer be a walkway. The final option was to split the equipment between the Power Plant and the back of Building 5 (46-10 61st Street). Separating the equipment would not be ideal, as the second half of the equipment would be way too close to Building 5. The following discussion went into motion.

Motion to house the Con-Ed equipment in the non-residential parking lot behind the shopping center that sits between Building 4 and the Power Plant.

- **Tom Haggerty moved, and Ali Haider seconded, to approve. Motion carried.**
6-1-2 Ernestine Williams is not in approval. John Gillooly and Mary Lisanti could not vote as they were absent from this Board Meeting.

The Board Meeting was called to order as an open session at 6:37pm.

Michael Olech presented to the board a few items that needed to be addressed before the Cooling Season began. These items are essential as they help prepare the power plant for high demand in the summer. Michael also

advised the board on how important it is to get a rental generator on site for the summer, as in the last two summers, Big Six's most extensive engine, engine #6, failed. The Board advised that they would review Michael's spring tune-up suggestions.

The Board Meeting proceeded with approval of minutes.

Motion to accept the March 12, 2024 Board Meeting Minutes.

- **Ali Haider moved, and George Zuniga seconded, to approve. Motion carried.**
6-1-2 Saiful Islam abstained from voting as he was absent for this Board Meeting. John Gillooly and Mary Lisanti could not vote as they were absent from this meeting.

Motion to accept the March 12, 2024 Executive Board Minutes.

- **Ernestine Williams moved, and Ali Haider seconded, to approve. Motion carried.**
6-1-2 Saiful Islam abstained from voting as he was absent for this Board Meeting. John Gillooly and Mary Lisanti could not vote as they were absent from this meeting.

Saiful Islam and Ali Haider left the Board Meeting at 7:16pm.

Denise Keehan-Smith gave a President's Report. Denise touched on a few items in her report; she advised that there have been complaints coming into HPD regarding shareholders with two parking spots, motorcycles parking in a space, and vehicles parked in a space with commercial plates. HPD 'Housing Preservation and Development' asked that the board vote on a policy regarding motorcycles and the HPD guideline regarding two parking spaces. Denise proceeded with her report regarding the recommended 23.7% maintenance increase. Denise advised that the board decided to move forward with a 10% maintenance increase and hopes that with specific cost measures being taken, the 10% maintenance increase will be sufficient for now. Regarding the commercial plates, the board asked if Management could return to HPD and clarify their parking rules regarding commercial vehicles. The following discussion proceeded into the following motions.

Motion to allow one parking spot per household as per the HPD 'Housing Preservation and Development' guidelines (no grandfathering in).

- **Ernestine Williams moved, and Peter Nowik seconded, to approve. Motion carried.**
5-4 Saiful Islam, Ali Haider, Mary Lisanti and John Gillooly were unable to vote as they were not present for this meeting.

Motion to allow motorcycles to utilize a parking spot at a monthly rate of \$75, provided you don't already have a parking spot.

- **George Zuniga moved, and Ernestine Williams seconded, to approve. Motion Carried.**
5-4 Saiful Islam, Ali Haider, Mary Lisanti and John Gillooly were unable to vote as they were not present for this meeting.

The board showed potential interest in renting out the lower-level parking spaces part-time between 10pm and 7am at \$45 a month. The board asked if management could put a memo in place to receive feedback from residents who might show interest in this.

Melisa Zimonjic gave a General Manager's Report. Melisa advised the board that the commercial tenant Crecer, Inc., located on the side of Building 5 (46-10 61st), is looking to renew the lease. The tenant has

requested that the Board consider removing the 3.5% annual increase he is receiving and, if that is not possible, move forward with renewing the lease at the current terms.

Motion to offer Crecer, Inc. a lease renewal at the current terms.

- **Peter Nowik moved, and Denise Keehan-Smith seconded to approve. Motion Carried.**
5-4 Saiful Islam, Ali Haider, Mary Lisanti and John Gillooly were unable to vote as they were not present for this meeting.

George Zuniga, chair of the Laundry Committee, advised the Board to table the laundry room discussion and solicit a few more proposals as the Board has only received three.

Motion to table the laundry room discussion and solicit more proposals from different laundry companies.

- **George Zuniga moved, and Tom Haggerty seconded, to approve. Motion Carried.**
5-4 Saiful Islam, Ali Haider, Mary Lisanti and John Gillooly were unable to vote as they were not present for this meeting.

As part of the old business/new business item on the agenda, Peter Nowik advised the board that NYCB/Flagstar bank has offered Big Six Towers a lease renewal at \$40sqft annually. Peter recommends we request more and see if they would be willing to meet us in the middle and request an additional month's security deposit for a renewal.

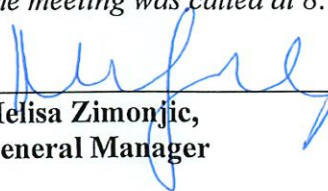
Motion to offer NYCB/Flagstar Bank a lease renewal at \$44sqft annually and request an additional month's security deposit.

- **Peter Nowik moved, and George Zuniga seconded to approve. Motion Carried.**
4-1-4 Tom Haggerty is not in approval. Saiful Islam, Ali Haider, Mary Lisanti and John Gillooly were unable to vote as they were not present for this meeting.

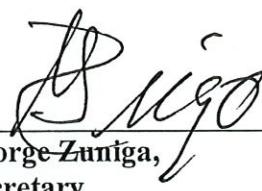
The Board Meeting continued to a Q&A portion of the meeting at 8:23pm.

Once all questions were answered and suggestions were received by the residents who were tuned in on the open Board meeting via zoom, the Board Meeting adjourned at 8:38pm.

The meeting was called at 8:38pm.



Melisa Zimonjic,
General Manager



George Zuniga,
Secretary