

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

**MINUTES OF THE BOARD OF DIRECTORS' MEETING**

**DATE: August 12th, 2025**

**6:00 PM MONTHLY BOARD MEETING**

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**PRESENT:**

- Denise Keehan-Smith – President
- Ali Haider - Vice-President
- Ernestine Williams – Treasurer
- George Zuniga – Secretary
- Peter Nowik – Director
- Rafiqul Bhuiyan- Director
- Phyllis Treichel- Director
- Israel Martinez- Director – *Arrived at 6:07PM*
- Jonathan Bocanumenth- Director

**METRO MANAGEMENT DEVELOPMENT:**

- Melisa Zimonjie - General Manager
- Analvi Tavaréz – Assistant General Manager

**Guest:**

- Basil F. Taha – Lawless & Mangione
- Christopher Hartnett – Lawless & Mangione
- Jose Martinez - Lawless & Mangione
- Nick Demco - Lawless & Mangione
- Syed Shoaib - Lawless & Mangione
- Kenneth Santelli - Lawless & Mangione
- Michael Mark – Waldron Engineering
- Andrew Dixon – Waldron Engineering

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The Board Meeting was called to order at 6:04PM as an open session.

Motion to approve June 10th, 2025 monthly Board Meeting minutes.

- Peter Nowik moved, Phyllis Treichel seconded, to approve. Peter Nowik, Ernestine Williams, Denise Keehan-Smith, Rafiqul Bhuiyan, Jonathan Bocanumenth, and Phyllis Treichel approved. George Zuniga and Ali Haider abstained, as they were not present at the June 10<sup>th</sup>, 2025 Board Meeting. Motion carried 6-2.

Motion to approve July 22<sup>nd</sup>, 2025 special Board Meeting minutes.

- Ali Haider moved, Ernestine Williams seconded, to approve. Peter Nowik, Ernestine Williams, Denise Keehan-Smith, Rafiqul Bhuiyan, Jonathan Bocanumenth, Phyllis Treichel, George Zuniga, and Ali Haider approved. Motion carried 8-0.

*Israel Martinez arrived at 6:07PM.*

Motion to adjust the marketing rate for the commercial space located at 59-40 Queens Boulevard, Woodside, NY 11377 to \$1,200 per month, with continued advertising on LoopNet and Craigslist.

- Peter Nowik moved, Ali Haider seconded, to approve. Peter Nowik, Ernestine Williams, Denise Keehan-Smith, Rafiqul Bhuiyan, Jonathan Bocanumenth, Phyllis Treichel, George Zuniga, Ali Haider, and Israel Martinez approved. Motion carried 9-0.

Motion to approve the proposal from the American Arbitration Association to serve as the election company for this year's Board of Directors election.


- Ali Haider moved, Israel Martinez seconded, to approve. Peter Nowik, Ernestine Williams, Denise Keehan-Smith, Rafiqul Bhuiyan, Jonathan Bocanumenth, Phyllis Treichel, George Zuniga, Ali Haider, and Israel Martinez approved. Motion carried 9-0.

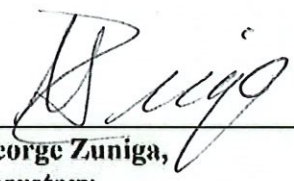
Motion to accept the timeline proposed for the Submission of Candidacy Form on (September 5<sup>th</sup>, 2025), "Meet the Candidates" on (September 27<sup>th</sup>, 2025 at 3:00PM and October 9<sup>th</sup>, 2025 at 7:00PM), and for the "Annual Meeting" on October 23<sup>rd</sup>, 2025.

- Ali Haider moved, George Zuniga seconded, to approve. Peter Nowik, Ernestine Williams, Denise Keehan-Smith, Rafiqul Bhuiyan, Jonathan Bocanumenth, Phyllis Treichel, George Zuniga, Ali Haider, and Israel Martinez approved. Motion carried 9-0.

*The Board Meeting was called at 7:00PM as a closed session.*

*The meeting was adjourned at 9:18PM.*

  
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Melisa Zimonjic,  
General Manager

  
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George Zuniga,  
Secretary