

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

MINUTES OF THE BOARD OF DIRECTORS' MEETING

DATE: August 11th, 2026

6:30PM MONTHLY BOARD MEETING

PRESENT:

- George Zuniga – President
- Israel Martinez – Vice-President
- Ernestine Williams – Treasurer
- Jonathan Bocanumenth – Secretary
- Peter Nowik – Director – (*Arrived at 7:00PM*)
- Denise Keehan-Smith – Director

METRO MANAGEMENT DEVELOPMENT:

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

GUEST:

- Joanne Fraembs – Sontag & Hyman
- Bruce Sontag – Sontag & Hyman
- Stefan Gjoni – Ace Project Management
- John Gjoni – Ace Project Management
- Lidmir Hatia – Ace Project Management

ABSENT:

- Ali Haider – Director
 - Rafiqul Bhuiyan – Director
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The Board Meeting was called to order at 6:40PM as an open session.

Motion to approve the July 14th, 2026, Monthly Board Meeting.

- **Jonathan Bocanumenth moved, Israel Martinez seconded, to approve. Ernestine Williams, Israel Martinez, George Zuniga, and Jonathan Bocanumenth approved. Denise Keehan-Smith opposed. Motion carried 4-1.**

Peter Nowik arrived at 7:00PM.

The Board Meeting was called at 7:34PM as a closed session.

Motion to accept XINOS Construction as the general contractor for the construction phase of the HPD/HDC rehabilitation loan project.

- **Jonathan Bocanumenth moved, Peter Nowik seconded, to approve. Peter Nowik, Ernestine Williams, Israel Martinez, George Zuniga, and Jonathan Bocanumenth approved. Denise Keehan-Smith opposed. Motion carried 5-1.**

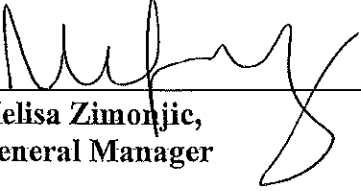
Motion to accept XINOS Construction's proposal for the sidewalk sheds in lieu of Platinum Services for a flat fee of \$1 million, as stated in their proposal email.

- **Jonathan Bocanumenth moved, Israel Martinez seconded, to approve. Peter Nowik, Ernestine Williams, Israel Martinez, George Zuniga, and Jonathan Bocanumenth approved. Denise Keehan-Smith opposed. Motion carried 5-1.**

Motion to move forward with ACE Project Management as the Owner's Representation for the construction phase of the HPD/HDC rehabilitation loan project.

- **Israel Martinez moved, Peter Nowik seconded, to approve. Peter Nowik, Ernestine Williams, Israel Martinez, George Zuniga, and Jonathan Bocanumenth approved. Denise Keehan-Smith opposed. Motion carried 5-1.**

The meeting was adjourned at 8:44PM.



Melisa Zimonjic,
General Manager



Jonathan Bocanumenth,
Secretary