

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

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: December 20th, 2022**

**6:00 PM BOARD MEETING**

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PRESENT:

- Mary Lisanti
- John Gillooly
- Lorraine McAndrews
- Richard Orridge
- Barbara Collins
- Jerry LoMonte
- Peter Nowik
- Jonathan Bocanumenth
- Maria Platis, Metro Management
- Melisa Zimonjic, Metro Management

GUEST:

- Michael T. Reilly, Norris McLaughlin
- 

John Gillooly called the **Board Meeting** to order at 6:18PM.

The meeting began with approval of minutes.

November 15th, 2022, Board Meeting Minutes were reviewed and approved by all present Board Members.

Mary Lisanti presented the Treasurer's report to the full Board. Mary Lisanti expressed that it is crucial to amend the current loan with HDC 'Housing Development Corporation' for various critical projects that must be addressed. The Board proceeded with a motion.

Motion is to repurpose the funds at HDC towards the various critical projects such as the boilers, sump pumps, local law 11 and ventilation system in the power plant.

- **M. Lisanti moved, J. LoMonte seconded, to approve. Motion carried 8-0.**

A President's Report was given by John Gillooly. He provided the full Board with an update on current projects and its status.

Peter Nowik requested to discuss parking and apartment waiting lists along with A/C charges and surcharges. Peter expressed that the parking and apartment waiting lists should be posted on the website anonymously and be maintained. Peter requested that a full distribution memo be sent out to all shareholders providing Management with how many A/C units are in their apartment and advising them

that we are going to use a thermal device to verify. The consensus was that verification of A/C units would be through the annual apartment inspections, which are set to begin this Spring of 2023. Peter further discussed surcharges and requested that Management explain the surcharge calculations. Management advised Peter Nowik that all shareholders who have received a surcharge are able to come to the Management Office by appointment for a detailed explanation for surcharge calculations. Peter Nowik moved forward with the following motion.

Motion is to electronically post the internal apartment waiting list online anonymously.

- **P. Nowik moved, B. Collins seconded, to approve. Motion failed 2-6 with J. Gillooly, M. Lisanti, L. McAndrews, R. Orridge, J. LoMonte and J. Bocanumenth not in approval.**

Management brought forward to the Board discussion for second parking spot requests. In addition, there was discussion, initiated by Management, for the Board to advise on whether the practice of parking succession should remain in place once an applicant has been approved by HPD for succession (in essence: should the parking space that the deceased or vacated resident transfer over if they are approved from HPD?). HPD advised that this is entirely up to the Board. Board proceeded with the following motions:

Motion is that second parking spots cannot be implemented and will be added as a Big Six Towers House Rule.

- **M. Lisanti moved, L. McAndrews seconded, to approve. Motion carried 8-0.**

Motion is if the applicant filing for succession has a Big Six Towers parking sticker and their vehicle has been previously registered with the Management Office you are entitled to keep the parking spot, if succession has been approved by HPD. If the shareholder was grandfathered in and had two parking spots the applicant filing for succession must relinquish the second parking spot or must relinquish both if they do not meet the above requirements.

- **J. Gillooly moved, J. Bocanumenth seconded, to approve. Motion carried 6-2 with P. Nowik and B. Collins not in approval.**

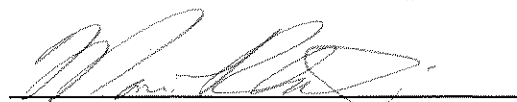
Management gave the Board an update on the status of the Board of Elections and expressed that an extension is necessary as quorum has not been met yet.

Motion is to extend the Board of Elections voting until January 11, 2023.

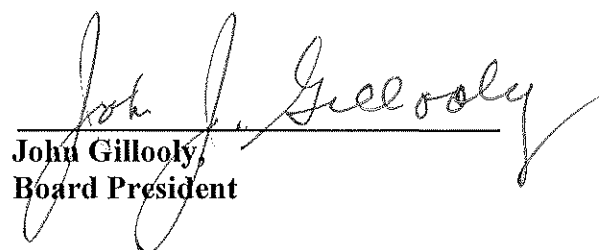
- **M. Lisanti moved, J. Gillooly seconded, to approve. Motion carried 8-0.**

It was agreed to table the Exterminating Company discussion for the next Board meeting in January 2023.

*The meeting was called at 8:58pm.*



**Maria Platis,  
General Manager**



**John Gillooly,  
Board President**