

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

MINUTES OF THE BOARD OF DIRECTORS MEETING

DATE: December 12th, 2023

6:00 PM BOARD MEETING

PRESENT:

- John Gillooly
- Thomas Haggerty
- Mary Lisanti (arrived at 6:13 P.M. during President's report)
- Barbara Collins
- Lorraine McAndrews
- Ernestine Williams
- Peter Nowik
- Jonathan Bocanumenth (arrived with the start of Closed session at 7:33 P.M.)
- Maria Platis, Metro Management

ABSENT:

- Howard Geary
- Melisa Zimonjic, Metro Management

GUEST:

- Michael T. Reilly, Norris McLaughlin
-

John Gillooly called the meeting to order at 6:10PM.

The Board proceeded with approval of the November 2023 Minutes.

Motion to accept the November 14, 2023 Board Meeting Minutes.

- **L. McAndrews moved, T. Haggerty seconded, to approve. Motion carried 6-0 (M. Lisanti & J. Bocanumenth had not yet arrived)**

John Gillooly the President's report. He discussed the generator that is out for repair and advised that we should know in the first half of January 2024 if they were able to finally fix it, after fabricating the part needed, and what the ETA on its return.

M. Lisanti followed with the Treasurer's Report and advised that she didn't have anything new to report from her last presentation. The payables are still high, capital work costs remain high that are mandated and that we need to explore all funding sources and options.

A Legal Report was presented by Michael Reilly. Michael discussed Big Six's commercial tenant, Planet Fitness. The Board requested a Zoom call with Norris McLaughlin's real estate litigation attorney, Sharyn Tritto, to discuss all Big Six's options before pursuing. Currently, the tenant wants any money not paid to be waived and a six-month extension added to their current lease to compensate. Zoom call to be scheduled with the Board and Sharyn Tritto.

Maria Platis gave the General Manager's report. She advised that the utility pass-through was approved by HPD. It was advised that Metro Management does have enough time to prepare the maintenance invoices to reflect this pass-through for January 1, 2024, the following motion was made.

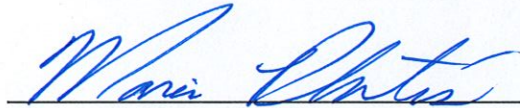
Motion to commence the utility pass-through on February 1, 2024.

- **M. Lisanti moved, L. McAndrews seconded, to approve. Motion carried 6-1-2 (Tom Haggerty voted in opposition; H. Geary and J. Bocanumenth not present)**

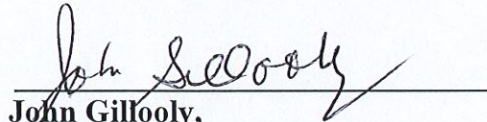
M. Platis advised that the staff holiday party was confirmed to take place in the community room on 12/15/2023 from 3:00 P.M. to 8:00 P.M.

The Open Board Meeting proceeded to a Q&A session with the residents who joined the Zoom Webinar. Once all questions were answered and suggestions were received by the residents, the open portion of the Board Meeting was adjourned and the Board entered into Closed Session at 7:33 P.M.

The meeting was called at 7:32pm.



**Maria Platis,
General Manager**



**John Gillooly,
Board President**