

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

MINUTES OF THE BOARD OF DIRECTORS MEETING

DATE: February 14th, 2023

6:00 PM BOARD MEETING

PRESENT:

- Mary Lisanti
- John Gillooly
- Lorraine McAndrews
- Thomas Haggerty
- Barbara Collins - *via phone call*
- Howard Geary
- Ernestine Williams
- 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 6:11PM.

The meeting began with approval of minutes.

Motion to accept the January 10th, 2023, Board Meeting Minutes.

- **L. McAndrews moved, M. Lisanti seconded, to approve. Motion carried**
6-3 Thomas Haggerty, Howard Geary and Ernestine Williams abstained from voting
as they were not on the Board at the time.

Mary Lisanti presented the Treasurer's report to the full Board. She briefly discussed about the release that was requested to HDC from our R for R funds to catch up on unpaid bills. This release has been approved.

The President's Report was given by John Gillooly. He requested that the Board move to discuss and select committees of the Board.

The Manager's Report was presented by Maria Platis. Management brought forward to the Board a new Landlord Tenant Attorney, Sontag & Hyman, to process holdover and non-pay (arrears) proceedings on behalf of Big Six Towers. The Board moved and unanimously approved Sontag & Hyman's proposal, with the approval of HPD. Further discussed was a request from Hunan K for a lease assignment exercising their last 5 year extension and asking for an extra 5 years. The two following Motions were made regarding the aforementioned:

Motion is to move forward with Landlord Tenant Attorney; Sontag & Hyman.

- **J. Bocanumenth moved, B. Collins seconded, to approve. Motion carried 9-0.**

Motion is to accept Hunan K's lease assignment as is. No extra 5-year lease extension past the current term.

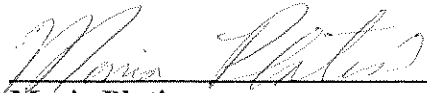
- **H. Geary moved, T. Haggerty seconded, to approve. Motion carried 7-2 with M. Lisanti and L. McAndrews not in approval.**

A commercial market update was given by P, Nowik. He advised the Board that we have an upcoming vacancy for one of the commercial spaces and should look into filling the vacancy soon pending information from the expeditor. He also discussed with the Board what the current market rate is per square footage.

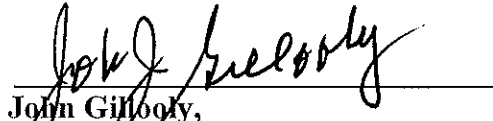
The meeting continued with discussion about cellphone towers. It was advised that this should be further looked into to determine if it is worth it in the long run for the coop, what are the costs, what does Big Six benefit from it and most importantly get proper feedback from all shareholders on this topic.

The Board agreed on beginning quarterly info meetings in the Community Room. The following dates have been agreed on, March 16th, June 15th, September 21st and December 21st for two time slots, 2PM and 7PM.

The meeting was called at 7:54pm.



**Maria Platis,
General Manager**


**John Gillooly,
Board President**