

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

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: February 13th, 2024**

**6:00 PM BOARD MEETING**

---

**PRESENT:**

- **John Gillooly**
- **Thomas Haggerty**
- **Mary Lisanti**
- **George Zuniga**
- **Saiful Islam**
- **Ali Haider**
- **Ernestine Williams**
- **Peter Nowik**
- **Denise Keehan-Smith**
- **Maria Platis, Metro Management – *via zoom***
- **Melisa Zimonjic, Metro Management**

**GUEST:**

- **Michael T. Reilly, Norris McLaughlin**
- **Keith Bleiweiss, Newman, Newman, & Kaufman – *via zoom***
- **Neil Kauffman, Newman, Newman, & Kaufman – *via zoom***

---

The Board was called to order at 6:13pm as closed session.

The Board Meeting proceeded with discussion regarding the 2023 Board of Directors Election that resulted in a tie between Saiful Islam and George Zuniga. Ms. Ernestine Williams advised the Board that she has reached out to the Election Company, American Arbitration Association in regards to the tie and the options Big Six Towers has regarding the terms for the seats. The tie would need to be broken in order to distinguish which member will be serving a three (3) year term and which member would be serving a remaining term of eight (8) months as a recent Board seat has become vacant. The options available were to have Big Six Towers conduct a runoff election which included mailing to all the shareholders, this would have been a bit more costly for Big Six Towers. The next option is to conduct an in person one day runoff in the Big Six Towers Community Room for all residents to be able to vote again, this option was more cost effective. After further discussion in regards to the tie, the Board felt that it was only right but to seat both Saiful Islam and George Zuniga on the Board as they were both voted on to the Board and the only clarification needed, is the terms. The Board proceeded with the following motion.

Motion to allow both Saiful Islam and George Zuniga be seated on the current Board of Directors and move forward with conducting a 1-day runoff election in the next 30 days.

- **John Gillooly moved, Thomas Haggerty seconded, to approve. Motion carried 7-2 Saiful Islam and George Zuniga abstained from voting.**

Motion to accept the January 30<sup>th</sup>, 2024 Board Meeting Minutes.

- **Mary Lisanti moved, John Gillooly seconded, to approve. Motion failed.**  
**4-1-4 Thomas Haggerty abstained from voting as he was absent for this Board Meeting. Denise Keehan-Smith, George Zuniga, Saiful Islam and Ali Haider are newly elected Board members and were not at the Board Meeting and were unable to vote.**

Since the current Board has been put in place at the February 13, 2024 meeting and the prior Board Members were not present for this February, 13<sup>th</sup>, 2024 Board Meeting, a quorum was not met for the January 30, 2024 Board Meeting Minutes. The following motion was made in regards to the January 2024 minutes.

Motion to accept that all prior Board Members who were at the January 30, 2024 Board Meeting to approve the minutes.

- **Mary Lisanti moved, Ernestine Williams seconded, to approve. Motion carried**  
**8-1 Thomas Haggerty abstained from voting as he was absent for this Board Meeting.**


The Board Meeting moved on to an open portion of the meeting and all residents who were tuned in joined the zoom webinar. A presentation was presented by Big Six Towers accountants, Newman, Newman, & Kaufman. The accountants reflected on the open payable's crisis at Big Six Towers in the amount of 2.8 million. The accountants put together a 12-month budget projection that outlines a 23.7% maintenance increase needed in order to account for the open payables. Newly elected members felt that it was necessary to have a special Board Meeting held for a different day to discuss the financial state at Big Six Towers as well as the recommended Maintenance Increase. This topic would require further discussion and information.


A legal report was presented by Michael T. Reilly from Norris McLaughlin. Michael touched on the Fiduciary Duties as a newly elected Board Member. Key items mentioned were, the Board of Directors actions, and responsibilities to the Board, attendance, governing documents, confidentiality, and participation and voting when it comes to making difficult decisions. The Board proceeded with questions for Michael.

Maria Platis, General Manager of Big Six Towers who was tuned in on the Webinar as a panelist gave a brief General Managers report regarding a vacant commercial space located at 59-40 Queens Blvd Apt. 1G. Maria followed up with the Board in regards to the Certificate of Occupancy for the space and what it can be ideally used as. Maria advised the Board that there has been an interest shown in the commercial space. The interested party wishes to partner with Dr. Weiss and expand the dental practice that is already adjacent to the current dental office. Since the interested party will not be receiving his dental license to operate until August of 2024, Management advised the Board that they will continue showing the space.

Once all questions were answered and suggestions were received by the residents tuned in on the zoom webinar, the open Board Meeting was adjourned

*The meeting was called at 8:51pm.*

  
\_\_\_\_\_  
**Maria Platis,**  
**General Manager**

  
\_\_\_\_\_  
**George Zuniga,**  
**Secretary**