

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

MINUTES OF THE BOARD OF DIRECTORS MEETING

DATE: February 11th, 2025

6:00 PM MONTHLY BOARD MEETING

PRESENT:

- Denise Keehan-Smith - President
- Ali Haider - Vice-President
- Ernestine Williams - Treasurer
- George Zuniga - Secretary
- Peter Nowik – Director
- Rafiqul Bhuiyan- Director
- Phyllis Treichel- Director
- Israel Martinez- Director
- Jonathan Bocanumenth- Director

Metro Management Development:

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

Guests:

- Michael Mark – Waldron Engineering – via Zoom
 - Faisal W. Taha – Lawless & Mangione, Architects & Engineers – Via Zoom
 - Basil Taha- Lawless & Mangione, Architects & Engineers – In Person
 - Christopher Hartnett - Lawless & Mangione, Architects & Engineers – In Person
 - Jose Martinez- Lawless & Mangione, Architects & Engineers – In Person
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The Board Meeting was called to order at 6:05 PM as an open session.

Motion to approve January 14th, 2024 monthly Board Meeting Minutes.

- **Ali Haider moved, Peter Nowik seconded, to approve. Denise Keehan-Smith, Ali Haider, Peter Nowik, Ernestine Williams, George Zuniga, Rafiqul Bhuiyan, Phyllis Treichel, Israel Martinez, and Jonathan Bocanumenth approved. Motion carried 9-0**

Motion to approve January 29th, 2024 Special Board Meeting Minutes.

- **Israel Martinez moved, Ali Haider seconded, to approve. Denise Keehan-Smith, Ali Haider, Peter Nowik, Ernestine Williams, George Zuniga, Rafiqul Bhuiyan, Phyllis Treichel, Israel Martinez, and Jonathan Bocanumenth approved. Motion carried 9-0**

Motion to move forward with Michael Olech's recommendation to proceed with the quote from Foley Power Systems for the Engine #3 cylinder repair at a total cost of \$100,808.42.

- **Ali Haider moved, Peter Nowik seconded, to approve. Denise Keehan-Smith, Ali Haider, Peter Nowik, Ernestine Williams, George Zuniga, Rafiqul Bhuiyan, Phyllis Treichel, Israel Martinez, and Jonathan Bocanumenth approved. Motion carried 9-0**

Motion to move forward with Controlled Combustions quote to open the # 3 Waste Heat Boiler for an inspection of the boiler tubes in order to assess the required repairs.

- **Ali Haider moved, Peter Nowik seconded, to approve. Denise Keehan-Smith, Ali Haider, Peter Nowik, Ernestine Williams, George Zuniga, Rafiqul Bhuiyan, Phyllis Treichel, Israel Martinez, and Jonathan Bocanumenth approved. Motion carried 9-0**

The Board Meeting was called at 6:55 PM as a closed session.

Motion to move forward with the quote from Foley Power Systems for the major Level 2 overhaul of Engine #4, at a total cost of \$426,720.54.

- **Israel Martinez moved, Jonathan Bocanumenth seconded, to approve. Denise Keehan-Smith, Ali Haider, Peter Nowik, George Zuniga, Rafiqul Bhuiyan, Phyllis Treichel, Israel Martinez, and Jonathan Bocanumenth approved. Ernestine Williams abstained. Motion carried 8-0-1**

Motion to table the quotes received for the rental generator transfer switch.

- **Ali Haider moved, Ernestine Williams seconded, to approve. Denise Keehan-Smith, Ali Haider, Peter Nowik, Ernestine Williams, George Zuniga, Rafiqul Bhuiyan, Phyllis Treichel, Israel Martinez, and Jonathan Bocanumenth approved. Motion carried 9-0**

Motion to accept the necessary proposed improvements from the IPNA as presented by Lawless & Mangione, Architects & Engineers.

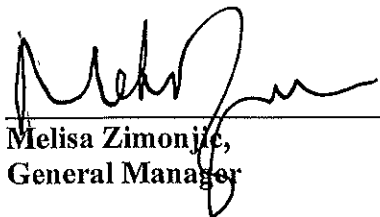
- **Peter Nowik moved, Ali Haider seconded, to approve.**

Jonathan Bocanumenth requested to amend the motion.

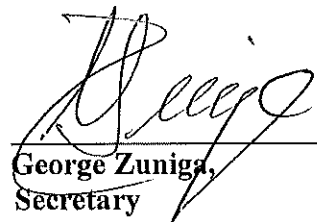
Amended Motion: Motion to accept the necessary proposed improvements from the IPNA as presented by Lawless & Mangione, Architects & Engineers, pending clarification on the main water service and the possibility of reallocating those funds. Additionally, clarification is requested regarding the funding for the Big Six Towers shopping center and the heating and cooling we are required to provide.

- **Jonathan Bocanumenth moved, Ali Haider seconded, to approve. Denise Keehan-Smith, Ali Haider, Peter Nowik, Rafiqul Bhuiyan, Phyllis Treichel, Israel Martinez, and Jonathan Bocanumenth approved. George Zuniga and Ernestine Williams abstained. Motion carried 7-0-2**

The Board Meeting adjourned at 8:39 PM.



Melisa Zimonjic,
General Manager



George Zuniga,
Secretary