

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

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: January 10th, 2023**

**6:00 PM BOARD MEETING**

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PRESENT:

- Mary Lisanti
- John Gillooly
- Lorraine McAndrews
- Richard Orridge
- Barbara Collins
- Jerry LoMonte
- Peter Nowik *via phone call until 7:24PM*
- 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 6:08PM.

The meeting began with approval of minutes.

Motion to accept the December 20<sup>th</sup>, 2022, Board Meeting Minutes.

- **J. Bocanumenth moved, M. Lisanti seconded, to approve. Motion carried 7-1 with Peter Nowik not in approval.**

Mary Lisanti presented the Treasurer's report to the full Board. It was expressed that the Co-Op is still facing a financial problem. Due to the increase in fuel, the Co-Op is having a difficult time catching up with bills and paying for critical projects. A suggestion was made to request another 12-month fuel surcharge.

Motion was made to direct the accountants to prepare the numbers and application for a fuel surcharge and submit to HPD, upon the expiration of the current fuel surcharge.

- **J. LoMonte moved, R. Orridge seconded, to approve. Motion carried 6-2 with J. Bocanumenth and B. Collins not in approval.**

The President's Report was given by John Gillooly. The report outlined the major capital projects and their status. John Gillooly touched on the Local Law 11 project and advised the Board that the engineering firm RAND has completed the RFP for all 7 buildings. Next steps are to put the job out to bid.

The Manager's Report was presented by Maria Platis. She gave a status update on various projects such as the Big Six Website, TLC plates, Library in building 4, RAND Architect & Engineering scheduled meeting and a shareholder request for the use of the building 2 Community Room for a special needs group. It was agreed to table TLC plates parking in the lots until Management receives clearer guidance from HPD.

Peter Nowik requested that Board Meeting Minutes be sent out via email 3-4 days after a Board Meeting as a DRAFT for the Board to review and comment.

Motion is to send out DRAFT Board Meeting Minutes 3-4 days after a Board Meeting for review before the FINAL.

- **P. Nowik moved, J. Gillooly seconded, to approve. Motion carried 8-0.**

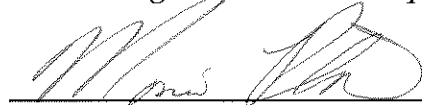
Meeting continued with discussion about switching to a new Exterminating Company. The following proposals were reviewed by the Board from Colony Pest Management, Metro Pest Control, and our current Exterminating Company Dial-A-Bug.

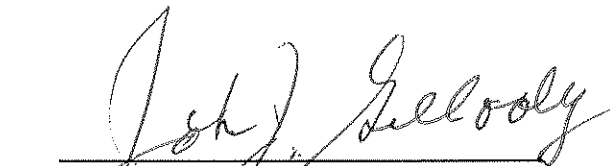
Motion is to move forward with Colony Pest Management.

- **J. Bocanumenth moved, R. Orridge seconded, to approve. Motion carried 8-0.**

A date and time were scheduled for the next House Rules Meeting.

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

  
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**Maria Platis,**  
**General Manager**

  
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**John Gillooly,**  
**Board President**