

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

MINUTES OF THE BOARD OF DIRECTORS' MEETING

DATE: January 13th, 2026

6:30PM MONTHLY BOARD MEETING

PRESENT:

- George Zuniga – President
- Israel Martinez – Vice-President
- Ernestine Williams – Treasurer
- Jonathan Bocanumenth – Secretary
- Carmen Maysonet – Director
- Peter Nowik – Director
- Denise Keehan-Smith – Director
- Rafiqul Bhuiyan – Director

METRO MANAGEMENT DEVELOPMENT:

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

GUEST:

- Sharyn A. Tritto – Norris McLaughlin

ABSENT:

- Ali Haider – Director
-

The Board Meeting was called to order at 6:33PM as an open session.

Motion to approve November 11th, 2025, monthly Board Meeting minutes.

- Ernestine Williams moved, Israel Martinez seconded, to approve. Ernestine Williams, Denise Keehan-Smith, George Zuniga, Jonathan Bocanumenth, Rafiqul Bhuiyan, and Israel Martinez approved. Peter Nowik and Carmen Maysonet abstained as they were not present for this Board Meeting. Motion carried 6-2.

Motion to approve November 20th, 2025, special Board Meeting minutes.

- Ernestine Williams moved, Peter Nowik seconded, to approve. Ernestine Williams, Denise Keehan-Smith, George Zuniga, Jonathan Bocanumenth, Carmen Maysonet, Peter Nowik, and Israel Martinez approved. Rafiqul Bhuiyan abstained as he was not present for this Special Board Meeting. Motion carried 7-1.

Motion to approve December 9th, 2025, monthly Board Meeting minutes.

- Ernestine Williams moved, Peter Nowik seconded, to approve. Ernestine Williams, George Zuniga, Carmen Maysonet, Peter Nowik, and Israel Martinez approved. Rafiqul Bhuiyan, and Denise Keehan-Smith abstained as they were not present for this Board Meeting. Jonathan Bocanumenth abstained as he was not present for this part of the Board Meeting. Motion carried 5-3.

Motion to approve December 18th, 2025, special Board Meeting minutes.

- **Israel Martinez moved, Peter Nowik seconded, to approve. Ernestine Williams, George Zuniga, Carmen Maysonet, Peter Nowik, Denise Keehan-Smith, and Israel Martinez approved. Rafiqul Bhuiyan, and Jonathan Bocanumenth abstained as they were not present for this Board Meeting. Motion carried 5-2.**

Motion to proceed with opening negotiations to offer a five-year lease extension to the Chinese restaurant (May Luck Garden).

- **Denise Keehan-Smith moved, Jonathan Bocanumenth seconded, to approve. Ernestine Williams, George Zuniga, Carmen Maysonet, Denise Keehan-Smith, Jonathan Bocanumenth, Israel Martinez, and Rafiqul Bhuiyan approved. Peter Nowik opposed. Motion carried 7-1.**

The Board Meeting was called at 7:55PM as a closed session.

Motion to hold firm on the Planet Fitness lease by requiring installation of a dedicated HVAC system and full repayment of all outstanding electric charges within ninety (90) days.

- **Jonathan Bocanumenth moved, Denise Keehan-Smith seconded, to approve. Ernestine Williams, George Zuniga, Carmen Maysonet, Denise Keehan-Smith, Jonathan Bocanumenth, Israel Martinez, Peter Nowik, and Rafiqul Bhuiyan approved. Motion carried 8-0.**

Motion to proceed with issuing a \$150,000 down payment to Nouveau Elevator toward outstanding invoices and to establish a nine-month payment agreement for the remaining balance.

- **Denise Keehan-Smith moved, Rafiqul Bhuiyan seconded, to approve. Ernestine Williams, George Zuniga, Carmen Maysonet, Denise Keehan-Smith, Jonathan Bocanumenth, Israel Martinez, Peter Nowik, and Rafiqul Bhuiyan approved. Motion carried 8-0.**

Motion to proceed with the quote from PPSC (Protective Power Systems & Controls, Inc.) in the amount of ten thousand dollars for the Hartford Insurance power plant electrical system recommendations, in connection with the HSB Loss Prevention Report, subject to verification that all required calibration is included in the quote.

- **Ernestine Williams moved, Israel Martinez seconded, to approve. Ernestine Williams, George Zuniga, Carmen Maysonet, Denise Keehan-Smith, Jonathan Bocanumenth, Israel Martinez, Peter Nowik, and Rafiqul Bhuiyan approved. Motion carried 8-0.**

The meeting was adjourned at 8:54PM.



**Melisa Zimonjic,
General Manager**



**Jonathan Bocanumenth,
Secretary**