

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

MINUTES OF THE BOARD OF DIRECTORS' SPECIAL MEETING

DATE: January 27th, 2026, at 5:30PM VIA ZOOM and In Person

PRESENT:

- George Zuniga – President – *In person*
- Ernestine Williams – Treasurer – *In person*
- Jonathan Bocanumenth – Secretary – *Via Zoom*
- Carmen Maysonet – Director – *Via Zoom*
- Peter Nowik – Director – *Via Zoom*
- Denise Keehan-Smith – Director – *Via Zoom*

METRO MANAGEMENT DEVELOPMENT:

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

ABSENT:

- Israel Martinez – Vice-President
- Ali Haider – Director
- Rafiqul Bhuiyan – Director

GUEST:

- Dustin Kopel – Aurora Energy Advisors – *Via Zoom*
 - Molly Roth – Aurora Energy Advisors – *Via Zoom*
 - Jared Ingerman – Aurora Energy Advisors – *Via Zoom*
 - Brian Boak – Akam/Metro Management – Director of Risk Management – *Via Zoom*
 - David Parkes – North Shore Risk Management – Big Six Towers Broker – *Via Zoom*
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Motion to approve locking in the current fuel rate from Sprague for a total volume of 450,000 gallons for a period of twelve months.

- Denise Keehan-Smith moved, Jonathan Bocanumenth seconded, to approve. Denise Keehan-Smith, Jonathan Bocanumenth, George Zuniga, Ernestine Williams, Carmen Maysonet, and Peter Nowik approved. Motion carried 6-0.

Motion to approve locking in the current rate with NextEra Energy for Cogen and Non-Heat services for the next twenty-four months.

- Jonathan Bocanumenth moved, Ernestine Williams seconded, to approve. Denise Keehan-Smith, Jonathan Bocanumenth, George Zuniga, Ernestine Williams, Carmen Maysonet, and Peter Nowik approved. Motion carried 6-0.

Motion to move forward with accepting and renewing Big Six Towers' property insurance coverage with the current insurance carrier.

- Carmen Maysonet moved, Peter Nowik seconded, to approve.


Amendment to motion by Denise Keehan-Smith: Motion to include the insurance company name. The amendment was accepted and approved by Carmen Maysonet.

Amended motion:

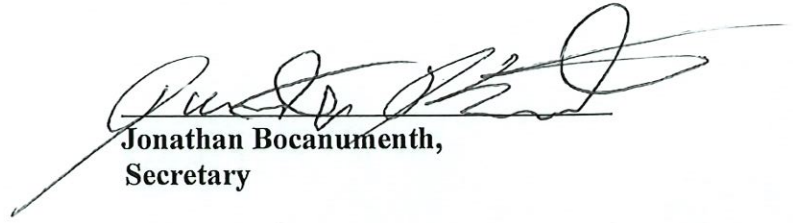
Motion to move forward with accepting and renewing Big Six Towers' property insurance coverage with CMJ Underwriters LTD.

- **Carmen Maysonet moved, Peter Nowik seconded, to approve. Denise Keehan-Smith, Jonathan Bocanumenth, George Zuniga, Ernestine Williams, Carmen Maysonet, and Peter Nowik approved. Motion carried 6-0.**

The meeting was adjourned at 7:08PM.



**Melisa Zimonjic,
General Manager**



**Jonathan Bocanumenth,
Secretary**