

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

MINUTES OF THE BOARD OF DIRECTORS MEETING

DATE: July 11th, 2023

6:00 PM BOARD MEETING

PRESENT:

- Mary Lisanti
- Thomas Haggerty
- Howard Geary
- Barbara Collins
- Lorraine McAndrews
- Ernestine Williams
- Peter Nowik
- Maria Platis, Metro Management
- Melisa Zimonjic, Metro Management

GUEST:

- Michael T. Reilly, Norris McLaughlin

ABSENT:

- John Gillooly
 - Jonathan Bocanumenth
-

Tom Haggerty called the **Open Board Meeting** to order at 6:07PM.

The meeting opened up as an Open Board Meeting to all residents at Big Six Towers. Thomas Haggerty began with the first item on the agenda which was approving the minutes.

Motion to accept the June 13th, 2023 Board Meeting Minutes.

- **H. Geary moved, B. Collins seconded, to approve. Motion carried**
7-0-2 John Gillooly and Jonathan Bocanumenth were unable to vote as they were absent for this Board Meeting.

Tom Haggerty gave a systems and structures committee update to the full board and residents who were logged into the webinar. The update consisted of the Boiler room project, sump pumps and electric vehicle charging stations. As we know Hurricane Ida caused extensive damages in the boiler room and we hope to have the completed repairs by fall of 2023. Sump pumps were discussed and the importance of having them installed in the boiler room, a special meeting of the board has been scheduled to make a decision on the sump pumps. It was decided that electrical vehicle charging stations will be tabled at the moment. Tom Haggerty encouraged all residents who joined the Zoom Webinar to please reach out to the local politicians. It was agreed that a list of all the elected officials and their contacts would be posted within the buildings along with a shareholder template letter that can be used to be sent to the elected officials.

The Treasurer's report was presented by Mary Lisanti. Mary advised everyone who was tuned into the open board meeting that we continue to search for various avenues of funding for capital projects. The two avenues that have been looked into are NYCEEC and HFA monies. We continue to have bi-weekly calls with our lender HDC about

withdrawing funds for necessary capital work. The Board has also requested a mortgage forbearance with HDC in order to help with the 4 million dollars in outstanding bills. Mary and the board continue to look at every avenue possible in order to keep Big Six affordable.

Maria Platis gave a General Managers report. She announced that Titos retirement party will be held in the Community Room of Building 2 on Friday, July 14th from 3pm to 8pm. Maria also brought up the elections committee and requested that a timeline for the 2023 Elections of Board of Directors along with Bids for services be discussed. A date was scheduled for the Committee to meet.

The Open Board Meeting proceeded to a Q&A session with the residents who joined the Zoom Webinar. Once all questions were answered and suggestions were received by the residents, the open portion of the Board Meeting went into executive session at 6:47pm.

During executive session, Maria Platis brought forward to the Board a request that Felipe (Tito) Mateo who is retiring after 33 years at Big Six Towers be able to purchase his apartment as long as HPD approves it. Tito has been a loyal and hard-working employee of Big Six for many years. The Board discussed a monetary amount they would like to give Tito from the whole board.

Motion is to ask HPD 'Housing Preservation and Development' if Felipe (Tito) Mateo, Big Six's Super' who is retiring can purchase his apartment.

- **B. Collins moved, P. Nowik seconded, to approve. Motion carried 6-1-2 with Ernestine Williams not in approval and John Gillooly and Jonathan Bocanumenth were unable to vote as they were absent for this Board Meeting.**

Motion is to make out a check for Felipe (Tito) Mateo in the amount of \$3,300 from the Board.

- **M. Lisanti moved, P. Nowik seconded, to approve. Motion carried 6-1-2 with Ernestine Williams not in approval and John Gillooly and Jonathan Bocanumenth were unable to vote as they were absent for this Board Meeting.**

The meeting ended with an update on Public Safety: Sgt. Daniel Ronelli resigned from the department to take a position out of the city. In order to alleviate any overtime, the following motion was made.

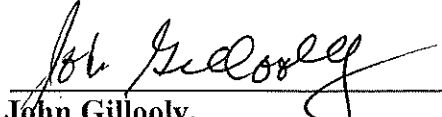
Motion is to have Jerry Newman go on patrol in uniform to help as an extra body with patrol.

- **H. Geary moved, E. Williams seconded, to approve. Motion carried 7-0-2 John Gillooly and Jonathan Bocanumenth were unable to vote as they were absent for this Board Meeting.**

The meeting was called at 7:41pm.



Maria Platis,
General Manager



John Gillooly,
Board President