

Big Six Towers, Inc.
59-55 47th Avenue
Woodside, NY 11377

MINUTES OF THE BOARD OF DIRECTORS MEETING

DATE: June 11, 2019

6:00 PM, Building 2 Community Room

PRESENT: Howard Geary, John Gillooly, Ben Rodriguez, Jonathan Bocanumenth, Thomas Haggerty, Richard Orridge, Jerome LoMonte, Barbara Collins, Andrew Sawicki.

ATTENDING: David Becker and Tama Francis, Douglas Elliman Property Management
Bldg. Reps: Norma LoMonte and Al Marton (arrived 6:30).

Gillooly called the meeting to order at 6:00 PM.

The board discussed the needs and associated costs related to refurbishing vacated apartments for incoming shareholders while being cognizant of our budget. Of particular concern are apartments left in poor condition by outgoing shareholders, many of which were in occupancy for a long time.

LoMonte moved, Orridge seconded, to approve the May 2019 minutes. Motion passed by a vote of 9-0.

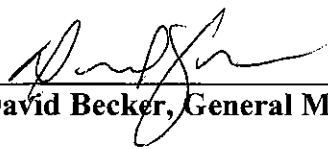
Bocanumenth moved, LoMonte seconded, to accept the Sprague Operating Resources oil contract to lock in our pricing for the next three (3) months. Motion passed by a vote of 9-0.

LoMonte moved, Gillooly seconded, to accept the labor block proposal from Foley Equipment for ongoing maintenance and intermittent repair of the co-gen/power plant engines. LoMonte, Gillooly voted "yes." Haggerty, Geary, Orridge, Collins, Bocanumenth, Rodriguez, Sawicki voted "no", pending an effort for Foley (or perhaps another vendor) to reduce the cost for this expenditure. Motion failed, 7-2. Management to get back to the Board on this effort shortly.

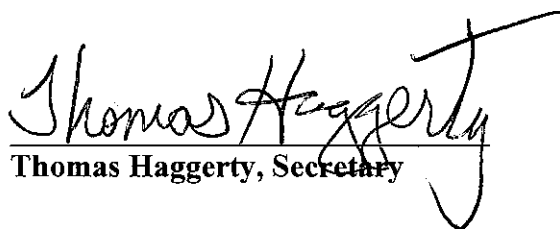
Haggerty moved, Orridge seconded, to commence a new inquiry into the feasibility of electrical sub metering as a means of potentially reducing our operating budget for power. Haggerty, Orridge, LoMonte, Sawicki, Geary voted "yes." Gillooly, Collins, Rodriguez, Bocanumenth voted "no." Motion carried 5-4.

Norma LoMonte gave the Building Reps report. She mentioned the appearance and misuse of the plastic sleeves by the elevators. There continue to be complaints about shareholders allowing smoke to escape from their apartments. Shareholders "borrowing" the laundry carts are also a continuing issue.

Meeting adjourned at 8:15 PM.



David Becker, General Manager



Thomas Haggerty, Secretary