

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

MINUTES OF THE BOARD OF DIRECTORS MEETING

DATE: June 13th, 2023

6:00 PM BOARD MEETING

PRESENT:

- John Gillooly
- Thomas Haggerty
- Howard Geary
- Barbara Collins
- Ernestine Williams
- Jonathan Bocanumenth
- Peter Nowik
- Maria Plafis, Metro Management
- Melisa Zimonjic, Metro Management

GUEST:

- Michael T. Reilly, Norris McLaughlin
- Theodora Ziongag, NORC Self-help

ABSENT:

- Mary Lisanti
- Lorraine McAndrews

John Gillooly called the **Open Board Meeting** to order at 6:03PM.

The meeting opened up as an Open Board Meeting to all residents at Big Six Towers. John Gillooly started off the meeting with greeting everyone that joined the Zoom Webinar. John advised the residents that any questions that were not related to the Board Meetings agenda would be answered at his Informational Meeting that is being held on June 15th, 2023 in the Community Room.

Theodora Ziongag who is the Director of NORC presented to the Board. Dora briefly touched on the numerous services NORC provides to the seniors at Big Six Towers and the many positive reviews they have received for their services over the years. Some of the services NORC provides are social services, healthcare and wellness, health promotion groups and transportation services. The Board proceeded with questions for Dora and once all questions were addressed, Dora was excused from the meeting at 6:16pm.

Motion to accept the April 18th, 2023 Board Meeting Minutes.

- **H. Geary moved, T. Haggerty seconded, to approve. Motion carried**
7-2 Mary Lisanti and Lorraine McAndrews were unable to vote as they were absent for this Board Meeting.

Motion to accept the May 16th, 2023 Board Meeting Minutes.

- **T. Haggerty moved, H. Geary seconded, to approve. Motion carried**
7-2 Mary Lisanti and Lorraine McAndrews were unable to vote as they were absent for this Board Meeting.

The Treasure's report was presented by John Gillooly as Mary Lisanti was absent for this meeting. John advised the Board that Mary Lisanti was looking into doing quarterly reports from Big Six's accountants Newman and Newman. The Board discussed the costs of doing this. It was decided to table this discussion at July's Board Meeting.

Associate General Manager, Melisa Zimonjic gave a full update regarding the 2023 Apartment Inspections. Approximately 180 apartments have not given access or did not reach out to setup a day and time to have the apartment inspected. Melisa encouraged everyone who has not had their apartment inspection done to please call Management to schedule.

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 6:43pm.

The Manager's report was given by Maria Platis. Maria advised the Board that the 2023 Board of Elections is coming up and an Elections Committee must be formed. After discussion, the Chair Person of the Elections Committee will be Barbara Collins along with Tom Haggerty, Ernestine Williams and Richard Orridge. Maria's report continued with discussion about the major capital projects Big Six Towers will need to address. It was suggested that one of capital projects, although grandfathered in, should be upgrading all the Shopping Center doors to be ADA compliant. Big Six Towers will need funding for this project which is currently included with the new loan Big Six Towers will be taking out with HDC 'Housing Development Corporation'. The following motion was made.

Motion is to include and get pricing for ADA doors and entryways leading to and from the Shopping Center (both breezeways) to be included as part of the capital projects submission to HDC for the new loan to begin the capital project.

- **J. Gillooly moved, H. Geary seconded, to approve. Motion carried**
7-2 Mary Lisanti and Lorraine McAndrews were unable to vote as they were absent for this Board Meeting.

Michael Reilly from Norris McLaughlin gave a legal report to the full Board.

The meeting was called at 7:54pm.



Maria Platis,
General Manager



John Gillooly,
Board President