

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

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: June 11th, 2024**

**6:00 PM BOARD MEETING**

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PRESENT:

- Thomas Haggerty
- George Zuniga
- Ernestine Williams
- Peter Nowik (*via Zoom for the first 20 minutes*)
- Denise Keehan-Smith
- Mary Lisanti
- John Gillooly
- Saiful Islam (*Late 7:01 PM*)
- Melisa Zimonjic, Metro Management
- Analvi Tavarez, Metro Management

ABSENT:

- Mary Lisanti
- Ali Haider

GUEST:

- Nimesh Shah, Superstructures Engineers and Architect

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The Board Meeting was called to order at 6:02 PM as a closed session.

The Board Meeting began with a discussion with Nimesh Shah from Superstructures.

Nimesh Shah and the Board explored potential options available to BST to safely resolve all facade violations to comply with LL11 requirements and expedite the removal of the sidewalk sheds.

The Board will review and consider all available options.

Nimesh Shah left the meeting at 6:53 PM.

The Board Meeting was called to order at 6:55 PM as an open session.

The Board Meeting proceeded with the approval of the Board Minutes.

Motion to approve May 6<sup>th</sup>, 2024 NYCB-Flagstar Board Meeting Minutes.

- **John Gillooly moved, and George Zuniga seconded, to approve. Motion carried.**  
**5-4 Saiful Islam and Peter Nowik were not able to vote as they were not present for this part of the meeting. Mary Lisanti and Ali Haider were not able to vote as they were absent from this meeting.**

Peter Nowik arrived at 6:57 PM.

Motion to approve May 14, 2024 Board Meeting Minutes.

- **George Zuniga moved, and Tom Haggerty seconded, to approve. Motion carried.**

**6-3 Saiful Isam could not vote as he was not present for this part of the meeting. Mary Lisanti and Ali Haider were not able to vote as they were absent from this meeting.**

Motion to approve May 31<sup>st</sup>, 2024 Special Board Meeting Minutes.

- **John Gillooly moved, and George Zuniga seconded, to approve. Motion carried.**  
**5-1-3 Tom Haggerty abstained from voting as he was absent for this Board Meeting. Mary Lisanti and Ali Haider were not able to vote as they were absent from this meeting.**

Saiful Islam arrived at 7:01 PM

Melisa Zimonjic presented proposed House Rules amendments and opened for discussion the issue of non-BST commercial customers using the shopping center parking lot.

House Rules - It was requested that all Board Members review and provide comments on the proposed House Rules amendments.

Shopping Center Parking – It was suggested that BST hire personnel to monitor the parking lot and to Boot any vehicles parked for more than two hours and charge a fee for the removal of the Boot. Alternatively, it was pointed out that BST's current towing vendor (1-2-3 TOW) can provide complementary patrolling services. Vehicles parked in the lower-level lot exceeding the two-hour parking limit will be towed at the vehicle owner's expense. Vehicles parked on the roof of the parking structure will be Booted due to the inaccessibility of tow trucks to the roof.

Motion to hire tow company (1-2-3 TOW) to tow on the lower level of the complex and to Boot on the roof of the shopping center.

- **Saiful Islam moved, and John Gillooly seconded, to approve. Motion carried.**  
**7-2 Mary Lisanti and Ali Haider were not able to vote as they were absent from this meeting.**

Denise Keehan-Smith informed all that Big Six Towers is still offering part-time parking in the lower level of the shopping center from 9 PM to 9AM.

The Board reviewed the proposed changes to the Lease Renewal with NYCB/Flagstar regarding the Broker Fee commission.

John left the meeting at 7:26 PM

Motion to accept Cushman and Wakefield's new proposed commission fee.

- **Peter Nowik moved, and Saiful Islam seconded, to approve. Motion carried.**  
**5-1-3 Tom Haggerty was not in approval. John Gillooly could not vote as he was absent for this part of the meeting. Mary Lisanti and Ali Haider were not able to vote as they were absent from this meeting.**

George Zuniga recommends that moving forward we should be clear with the broker that there will be no commission.

The Board meeting proceeded with Denise Keehan-Smith informing shareholders that she has no objection to shareholders using the community room for the shareholder meeting on 6/19/2024.

Melisa Zimonjic informed the Board that the Rental generator should be on site sometime next week.

The Board Meeting continued to a Q&A portion of the meeting at 7:32 PM.

The Board Meeting was called to order at 7:35 PM as a closed session.

The Board meeting proceeded into a President's Report given by Denise Keehan-Smith. Denise informed the Board that the difference in fuel and gas charges since the last utility pass-through is \$589,935.63. Denise mentioned that implementing a new utility pass-through at Big Six Towers would result in the same charges as the current one for 6 or 12 months. The Board decided to table this discussion.

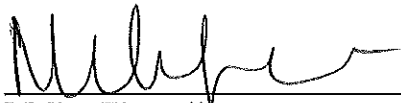
During the Board Meeting, there was a discussion about options for a new laundry company. George Zuniga presented all the laundry proposals and comparisons to the Board. George informed the Board that our current laundry company, Hercules, contract ends in August 2024. BST solicited service proposals from services providers. Six proposals were received and were comparatively reviewed. Hercules and ACES provided to most compelling proposals. Key comments from the Board included:

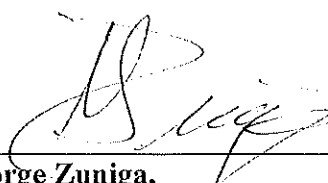
The Board has serious concerns about the quality of Hercules' service. Hercules will not paint or retille the laundry rooms under the new contract but will provide new machines. George mentioned that the next best offer is from ACES Laundry, which offers a 10-year term and will renovate the laundry rooms under their contract. Ms. Ernestine Williams informed the Board that ACES does not provide cash machines. The Board is worried that Hercules will fail to keep the end of their contract when it comes to maintaining the machines. George Zuniga recommends that Management contact Hercules about the Board's concerns and request that Hercules includes a clause in the contract regarding termination of the agreement if they don't comply with their maintenance schedule.

Motion to table laundry company decision within one week, pending verification from Hercules that they pay the laundry room's gas account; and to insert an acceptable service agreement with option to terminate if they don't comply. Furthermore, check with ACES if they provide cash machines and will also pay the gas bill, and confirm if both provide insurance.

- **George Zuniga moved, and Ernestine Williams seconded, to approve. Motion carried.**  
**6-3 John Gillooly could not vote as he was absent for this part of the meeting. Mary Lisanti and Ali Haider were not able to vote as they were absent from this meeting.**

*The Board meeting adjourned at 9:00 PM.*

  
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Melisa Zimonjic,  
General Manager

  
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George Zuniga,  
Secretary