

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

MINUTES OF THE BOARD OF DIRECTORS MEETING

DATE: June 10th, 2025

6:00 PM MONTHLY BOARD MEETING

PRESENT:

- Denise Keehan-Smith – President
- Ernestine Williams - Treasurer
- Peter Nowik – Director
- Rafiqul Bhuiyan- Director
- Phyllis Treichel- Director
- Israel Martinez- Director
- Jonathan Bocanumenth- Director

METRO MANAGEMENT DEVELOPMENT:

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

ABSENT:

- George Zuniga – Secretary
 - Ali Haider - Vice-President
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The Board Meeting was called to order at 6:04 PM as an open session.

Motion to approve May 13th, 2025 monthly Board Meeting Minutes.

- Israel Martinez moved, Jonathan Bocanumenth seconded, to approve. Peter Nowik, Ernestine Williams, Denise Keehan-Smith, Rafiqul Bhuiyan, Israel Martinez, Jonathan Bocanumenth, and Phyllis Treichel approved. Motion carried 7-0.

Motion to approve leasing the space at 60-14 Queens Boulevard, Woodside, NY 11377 to District 30 Assembly Member Steven Raga, with the space to be reserved for use by any future Assembly Member representing District 30 for the full ten-year lease term.

- Israel Martinez moved, Rafiqul Bhuiyan seconded, to approve. Peter Nowik, Ernestine Williams, Denise Keehan-Smith, Rafiqul Bhuiyan, Israel Martinez, Jonathan Bocanumenth, and Phyllis Treichel approved. Motion carried 7-0.

Motion to approve placement of the rental generator in front of Engine #6 for the summer of 2025.

- Jonathan Bocanumenth moved, Phyllis Treichel seconded, to approve. Peter Nowik, Denise Keehan-Smith, Rafiqul Bhuiyan, Israel Martinez, Jonathan Bocanumenth, and Phyllis Treichel approved. Ernestine Williams opposed. Motion carried 6-1.

The Board Meeting was called at 6:31 PM as a closed session.

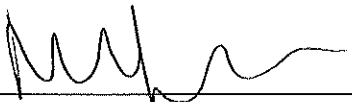
Motion to approve proceeding with Lawless & Mangione's proposal to conduct a comprehensive evaluation of the shopping center garage in order to develop a more precise estimate of the repair costs.

- **Jonathan Bocanumenth moved, Peter Nowik seconded, to approve. Peter Nowik, Ernestine Williams, Denise Keehan-Smith, Rafiqul Bhuiyan, Israel Martinez, Jonathan Bocanumenth, and Phyllis Treichel approved. Motion carried 7-0.**

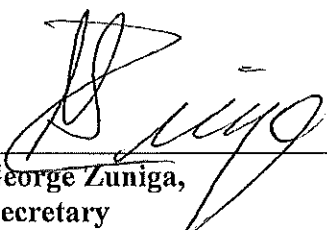
Motion to move forward with the proposal from GEI Consultants to conduct the Environmental Phase I Site Assessment required by HPD/HDC, as they have previously completed this work for Big Six Towers and are familiar with the site.

- **Jonathan Bocanumenth moved, Phyllis Treichel seconded, to approve. Peter Nowik, Denise Keehan-Smith, Rafiqul Bhuiyan, Israel Martinez, Jonathan Bocanumenth, Ernestine Williams, and Phyllis Treichel approved. Motion carried 7-0.**

The meeting was adjourned at 7:41 PM.



**Melisa Zimonjic,
General Manager**



**George Zuniga,
Secretary**