

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

MINUTES OF THE BOARD OF DIRECTORS' MEETING

DATE: June 9th, 2026

6:30PM MONTHLY BOARD MEETING

PRESENT:

- George Zuniga – President
- Israel Martinez – Vice-President
- Ernestine Williams – Treasurer
- Jonathan Bocanumenth – Secretary
- Peter Nowik – Director
- Ali Haider – Director
- Rafiqul Bhuiyan – Director
- Denise Keehan-Smith – Director - *Late (6:42PM)*

METRO MANAGEMENT DEVELOPMENT:

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

GUEST:

- Stefan Gjoni – ACE Project Management – Owner's Representative
 - John Gjoni – ACE project Management – Owner's Representative
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The Board Meeting was called to order at 6:37PM as an open session.

Motion to approve May 12th, 2026, Monthly Board Meeting.

- Jonathan Bocanumenth moved, Ali Haider seconded, to approve. Ernestine Williams, Rafiqul Bhuiyan, Peter Nowik, Israel Martinez, Ali Haider, George Zuniga, and Jonathan Bocanumenth approved. Motion carried 7-0.

Denise Keehan-Smith arrived at 6:42PM.

Motion to move forward with authorizing Aurora Energy Advisors to pursue the National Grid tax refund for Big Six Towers.

- Israel Martinez moved, Ernestine Williams seconded, to approve. Ernestine Williams, Rafiqul Bhuiyan, Peter Nowik, Israel Martinez, Ali Haider, George Zuniga, Denise Keehan-Smith, and Jonathan Bocanumenth approved. Motion carried 8-0.

Ernestine Williams left the meeting at 7:35PM.

The Board Meeting was called at 7:58PM as a closed session.

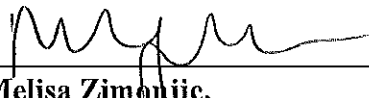
Motion to adjust the marketing rate for the commercial space located at 59-40 Queens Boulevard, Woodside, NY 11377 to \$3,500 per month.

- **Peter Nowik moved, Ali Haider seconded, to approve. Peter Nowik, Israel Martinez, and Ali Haider approved. George Zuniga, Denise Keehan-Smith, Rafiqul Bhuiyan, and Jonathan Bocanumenth opposed. Motion failed 3-4.**

Motion to adjust the marketing rate for the commercial space located at 59-40 Queens Boulevard, Woodside, NY 11377 to \$4,000 per month.

- **Jonathan Bocanumenth moved, Denise Keehan-Smith seconded, to approve. Denise Keehan-Smith, Rafiqul Bhuiyan, Jonathan Bocanumenth, Israel Martinez, Ali Haider, approved. George Zuniga and Peter Nowik opposed. Motion carried 5-2.**

The meeting was adjourned at 8:49PM.



Melisa Zimonjic,
General Manager



Jonathan Bocanumenth,
Secretary