

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

MINUTES OF THE BOARD OF DIRECTORS MEETING

DATE: March 12th, 2024

6:00 PM BOARD MEETING

PRESENT:

- John Gillooly
- Thomas Haggerty
- Mary Lisanti
- George Zuniga
- Ali Haider
- Ernestine Williams
- Peter Nowik
- Denise Keehan-Smith
- Maria Platis, Metro Management
- Melisa Zimonjic, Metro Management

ABSENT:

- Saiful Islam
-

The Board was called to order at 6:05pm as an open Board Meeting.

The Board Meeting began with approval of the following minutes:

Motion to accept the Election of Officers Board Meeting Minutes.

- **John Gillooly moved, Ali Haider seconded, to approve. Motion carried.**
8-1 Saiful Islam was unable to vote as he was absent for this Board Meeting.

Motion to accept the February 13th, 2024 Board Meeting Minutes.

- **Tom Haggerty moved, Ali Haider seconded, to approve. Motion carried.**
8-1 Saiful Islam was unable to vote as he was absent for this Board Meeting.

Motion to accept the Special Meeting on February 27th, 2024 regarding the Maintenance Increase and Planet Fitness.

- **Ali Haider moved, Ernestine Williams seconded, to approve. Motion carried.**
6-2-1 Tom Haggerty and John Gillooly abstained from voting as they were not present at this meeting. Saiful Islam was unable to vote as he was absent for this Board Meeting.

Motion to accept the Special Meeting on March 4th, 2024 regarding the Rental Generator.

- **Ali Haider moved, Denise Keehan-Smith seconded, to approve. Motion carried.**
6-2-1 Tom Haggerty and John Gillooly abstained from voting as they were not present at this meeting. Saiful Islam was unable to vote as he was absent for this Board Meeting.

A Treasures report was given by Ms. Ernestine Williams. Ms. Williams advised everyone that the Board is working on reviewing all the finances at Big Six Towers. It was encouraged that residents try their best to be mindful of the energy they are using and to conserve as much energy as possible. Ms. Williams will continue to review all the finances and expenses at Big Six.

The Board Meeting proceeded with a General Managers Report from Maria Platis. Maria announced that she has resigned from her position at Big Six Towers and indicated that her last day at Big Six would be March 22, 2024. Maria expressed her gratitude to the Board and wishes Big Six all the best. Maria advised the Board that Hercules's contract is going to expire August of 2024. Hercules is Big Six's Laundry Company. The Board requested that they review a few different laundry proposals at the next Board Meeting. During this report a new committee has been formed, the Laundry Committee. This committee consists of Ali Haider and George Zuniga. The General Managers report proceeded with an update from Big Six's elevator consultants, VDA. There have been some new elevator regulations that the Board should be aware of, it was noted that the elevator modernization project will be a part of the HDC loan.

A Presidents Report was given by Denise Keehan-Smith. Denise advised the Board that she and Melisa spoke to Sharyn Tritto from Norris McLaughlin regarding Planet Fitness's arrears. Denise requested that an amendment to the Planet Fitness lease be drafted for the Boards review. The amendment should include the arrears owed by Planet Fitness and the actions that will be taken if they do not adhere to the agreement. Denise proceeded with advising everyone that she has been in discussion with assemblymember Steven Raga. Denise hopes to invite Steven to one of Big Six's open Board meetings in the future. During the Presidents Report, it was mentioned that a Capital Grant has been submitted for the three big capital projects that Big Six Towers has to undertake. While on the topic of elected officials, the following motion was made.

Motion to reinstate the Political Action Committee.

- **Tom Haggerty moved, Mary Lisanti seconded, to approve. Motion failed. 3-5-1 with Denise Keehan-Smith, Ernestine Williams, Ali Haider, Peter Nowik, and George Zuniga not in approval. Saiful Islam was unable to vote as he was absent for this Board Meeting.**

The Board Meeting proceeded with discussions regarding the reserve fund at HDC. It's been advised that the suspension of payments towards the reserve fund are about to expire in April of 2024. The Board requested to have HDC continue the suspension of monthly payments. The total monthly payment for the reserve fund is \$20,479.17.

Motion to request HDC to suspend the R for R payments indefinitely.

- **Mary Lisanti moved, Ernestine Williams seconded, to approve. Motion carried. 8-1 Saiful Islam was unable to vote as he was absent for this Board Meeting.**

Motion to defer the scheduled Maintenance Increase to May 1, 2024.

- **Ali Haider moved, John Gillooly seconded, to approve. Motion carried. 7-1-1 with Tom Haggerty not in approval. Saiful Islam was unable to vote as he was absent for this Board Meeting.**

Once all questions were answered and suggestions were received by the residents who were tuned in on the open Board meeting via zoom, the open Board Meeting went into closed session at 7:16pm.

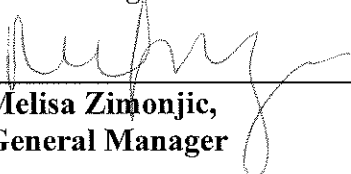
The Board discussed some of the commercial tenants. The New York Community Bank and Flagstar have merged together, they are looking to renew their lease and discuss fair market rent. Peter Nowik put together a fair market analysis for the banks currently located around Woodside, NY. Peter who is the Chair of the Real Estate Committee advised that we offer a lease renewal at \$4.00 sf. Furthermore, it's been noted that Crecer who is the psychologist located in Building 5 will soon be up for a lease renew as well.

At this time both Maria Platis and Ali Haider left the Board meeting at 7:42pm. Tom Haggerty moved on with the Board Meeting and made the following motion.

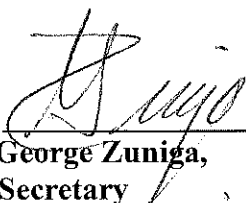
Motion that each Board member fully read and understood both the 23.7% budget and 10% budget prepared by the Big Six accounts, Newman, Newman & Kaufman.

- **Tom Haggerty moved, Mary Lisanti seconded, to approve. Motion failed. 2-5-2 with Denise Keehan-Smith, Ernestine Williams, George Zuniga, John Gillooly and Peter Nowik not in approval. Saiful Islam and Ali Haider were unable to vote as Saiful was absent for this Board Meeting and Ali Haider left the Board Meeting.**

The meeting was called at 7:54pm.



**Melisa Zimonjic,
General Manager**



**George Zuniga,
Secretary**