

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

MINUTES OF THE BOARD OF DIRECTORS' MEETING

DATE: March 10th, 2026

6:30PM MONTHLY BOARD MEETING

PRESENT:

- George Zuniga – President
- Israel Martinez – Vice-President
- Ernestine Williams – Treasurer
- Jonathan Bocanumenth – Secretary - - *Late (6:45PM)*
- Carmen Maysonet – Director
- Peter Nowik – Director
- Denise Keehan-Smith – Director - *Late (6:40PM)*
- Ali Haider – Director

METRO MANAGEMENT DEVELOPMENT:

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

GUEST:

- Stefan Gjoni – Ace Project Management
- Lidmir Hatia – Ace Project Management
- John Gjoni – Ace Project Management

ABSENT:

- Rafiqul Bhuiyan – Director
-

The Board Meeting was called to order at 6:37PM as an open session.

Motion to approve February 10th, 2026, monthly Board Meeting minutes.

- **Ali Haider moved, Israel Martinez seconded, to approve. Ernestine Williams, George Zuniga, Peter Nowik, Israel Martinez, Ali Haider, and Carmen Maysonet approved. Motion carried 6-3.**

Denise Keehan-Smith arrived at 6:40PM.

Motion to proceed with offering May Luck Garden (Vastness Chinese Food Corp.) with two temporary parking spots for 10 hours a day for a total of \$150 a month per spot.

- **Carmen Maysonet moved, Israel Martinez seconded, to approve. Ernestine Williams, George Zuniga, Ali Haider, Carmen Maysonet, Israel Martinez, and Peter Nowik approved. Denise Keehan-Smith abstained. Motion carried 6-1-2.**

Jonathan Bocanumenth arrived at 6:45PM.

Ali Haider left the meeting at 6:52PM

Motion to approve the purchase of the least expensive noise level meter, Model No. 721 ENV, along with the accessory package, Model No. X21-ACC3, from Technical Representatives, Inc.

- **Israel Martinez moved, Ernestine Williams seconded, to approve. Ernestine Williams, Denise Keehan-Smith, George Zuniga, Jonathan Bocanumenth, Peter Nowik, Carmen Maysonet, and Israel Martinez approved. Motion carried 7-2.**

The Board Meeting was called at 7:26PM as a closed session.

Motion to move forward with hiring a new Public Safety Officer.

- **Denise Keehan-Smith moved, Israel Martinez seconded, to approve. Ernestine Williams, Denise Keehan-Smith, George Zuniga, Jonathan Bocanumenth, Peter Nowik, Carmen Maysonet, and Israel Martinez approved. Motion carried 7-2.**

Denise Keehan-Smith left the meeting at 9:03PM.

Motion to approve the change order proposal submitted by Lawless + Mangione in connection with the agreement for architectural and engineering services related to the design phase of the HPD/HDC rehabilitation loan process.

- **Israel Martinez moved, Jonathan Bocanumenth seconded to approve.**

An amendment to the motion was made by Ernestine Williams. The amendment was accepted by Israel Martinez.

Amended motion: Motion to approve the change order proposal submitted by Lawless + Mangione in connection with the agreement for architectural and engineering services related to the design phase of the HPD/HDC rehabilitation loan process, with a request that the proposal include the intercom system; however, if the intercom system is not included, the change order shall remain approved.

- **Israel Martinez moved, Jonathan Bocanumenth seconded, to approve. Ernestine Williams, George Zuniga, Jonathan Bocanumenth, Peter Nowik, and Israel Martinez approved. Carmen Maysonet abstained. Motion carried 5-1-3.**

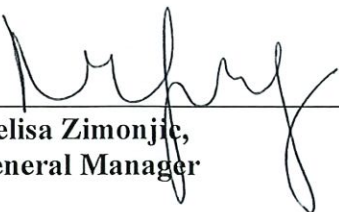
Motion to proceed with the approval of the proposal from CBZ Consulting Inc. for ground penetrating radar scanning of all building basements.

- **Jonathan Bocanumenth moved, Israel Martinez seconded, to approve. Ernestine Williams, George Zuniga, Jonathan Bocanumenth, Peter Nowik, Carmen Maysonet, and Israel Martinez approved. Motion carried 6-3.**

Motion to proceed with the compliance proposal from AKRF for the year 2026.

- **George Zuniga moved, Carmen Maysonet seconded, to approve. Ernestine Williams, George Zuniga, Jonathan Bocanumenth, Peter Nowik, Carmen Maysonet, and Israel Martinez approved. Motion carried 6-3.**

The meeting was adjourned at 9:27PM.



Melisa Zimonjic,
General Manager



Jonathan Bocanumenth,
Secretary