

Big Six Towers, Inc.

59-55 47th Avenue

Woodside, NY 11377

MINUTES OF THE BOARD OF DIRECTORS MEETING

DATE: May 14, 2019

6:00 PM, Building 2 Community Room

PRESENT: Thomas Haggerty, ~~Richard Orridge~~, Jerry LoMonte, John Gillooly, Richard Orridge, Barbara Collins (arrived 6:30), Jonathan Bocamunenth (arrived 6:15), Howard Geary, Andrew Sawicki, Ben Rodriguez (arrived 7:00)

ATTENDING: David Becker & Tama Francis, Douglas Elliman Property Management

Gillooly called the meeting to order at 6:00 PM.

Gillooly moved, Geary seconded, to accept April 2019 minutes with one correction adding Howard Geary's name. Motion passed 6-0.

LoMonte addressed the board about the Federal Credit Union that will be occupying the former carriage room in Bldg. 5 by converting it to an office. Details as to the credit union's logistics/presence in the complex elsewhere are still to be determined (TBD). All Big Six shareholders and employees will be entitled to membership in the credit union. LoMonte spoke about the advertising being planned by the credit union. Other board members asked him questions about details, as the agreement was made by a previous board.

Geary moved, Sawicki seconded, to accept the proposal from Entergy Consulting. The firm will be assessing our ability to comply with recently enacted City Council mandates regarding the emissions from our power plant diesel engines. Motion passed 8-0.

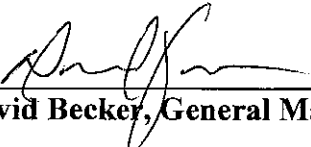
Bocamunenth conducted discussion of a proposal from RDA Engineering to design a method of installing and connecting a small backup generator at Bldg 4. It would provide power to light the power plant as well as power for the complex's water pumps in the event of a plant outage so that all apartments would still have running water. Upon a motion made by Gillooly, the board decided to table the discussion pending proposals from other firms. No formal vote was taken.

Bocamunenth continued discussion of a second RDA proposal for upgrades to the power plant's ventilation and radiator system.

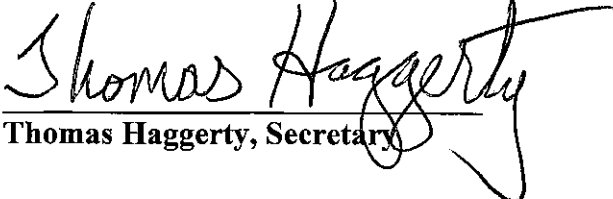
Sawicki moved, Orridge seconded, to accept this proposal. Motion passed, 6-0-2. Collins and Bocamunenth abstained.

Haggerty moved, Bocamunenth seconded to accept the JAM Plumbing proposal to perform a plumbing repair in the power plant. *This repair will require a plant shutdown. Shareholders will be reminded well in advance of this work with additional reminders until it is finished by posting notices and via the OneCall system. If anyone hasn't signed up for OneCall, please contact the office.*

Meeting adjourned at 7:30 PM.



David Becker, General Manager



Thomas Haggerty, Secretary