

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: May 18th, 2021**

**6:00 PM BOARD MEETING via ZOOM/IN PERSON**

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**PRESENT:**

- **Kevin Doyle**
- **Thomas Haggerty**
- **Lorraine McAndrews**
- **Richard Orridge**
- **Barbara Collins - via Zoom call**
- **Jerry LoMonte**
- **Jonathan Bocanumenth**
- **Howard Geary**
- **Ben Rodriguez**
- **Sanela Osmanovic, DEPM**
- **Melisa Zimonjic, DEPM**

**GUEST:**

- **Michael Reilly, Norris McLaughlin**
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Kevin Doyle called the Board meeting to order at 6:00pm.

The meeting began with discussion regarding the Steam Expert phase 2 proposal. The Board decided to move forward with hiring the Steam Expert on a month-to-month basis effective June 1<sup>st</sup>. The Steam Expert will be a service provider for the Power Plant.

A Legal Report was given by Michael Reilly.

The meeting continued with discussion regarding the large playground remodeling. Hercules has decided to contribute towards the cost of renovating the children's playground at Big Six Towers.

April 13<sup>th</sup>, 2021, Board Meeting Minutes were reviewed and approved by all present Board Members.

The Board discussed and agreed on allowing politicians to use the Community Room in building 2. Politicians will reach out to Management to make sure there is no reservation in place for the desired date and time.

The Board proceeded with motions.

1<sup>st</sup> motion was to proceed with hiring the Steam Expert on a month-to-month basis effective June 1<sup>st</sup>.

- **Doyle moved, LoMonte seconded, to approve. Motion carried 9-0.**

2<sup>nd</sup> motion was to accept the Hercules extension contract proposal.

- **LoMonte moved, Jonathan seconded, to approve. Motion carried 9-0.**

3<sup>rd</sup> motion was to have Scorpio General Contracting remove the existing large playground when the renovation is to commence.

- **LoMonte moved, Lorraine seconded, to approve. Motion carried 8-0 Barbara Collins abstained from voting.**

4<sup>th</sup> motion was to continue negotiations with Planet Fitness as a potential prospective tenant for the vacant gym space.

- **LoMonte moved, Richard seconded, to approve. Motion carried 7-2 with Howard Geary and Barbara Collins not in approval.**

5<sup>th</sup> motion was to submit a \$27 million capital assessment to HPD to help with the IPNA projects.

- **Doyle moved, Geary seconded, to approve. Motion carried 6-0, with Jonathan Bocanumenth and Barbara Collins not in approval. Vote was not received by Thomas Haggerty as he was excused from the meeting at 6:32pm.**

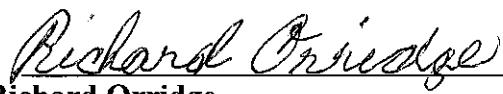
6<sup>th</sup> motion was to officially vote on the Chiller & Cooling Tower Project to be done by Power Cooling.

- **Doyle moved, LoMonte seconded. Motion carried 9-0.**

*The meeting was called at 7:08 pm.*

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**Sanela Osmanovic,  
General Manager**

  
**Richard Orridge,  
Secretary**