

Big Six Towers, Inc.
59-55 47th Avenue
Woodside, NY 11377

MINUTES OF THE BOARD OF DIRECTORS MEETING

DATE: May 17th, 2022

6:00 PM BOARD MEETING

PRESENT:

- Kevin Doyle
- John Gillooly
- Peter Nowik
- Mary Lisanti
- Lorraine McAndrews
- Richard Orridge
- Barbara Collins
- Jerry LoMonte
- Jonathan Bocanumenth
- Maria Platis, Metro Management
- Melisa Zimonjic, Metro Management

GUEST:

- Michael T. Reilly, Norris McLaughlin
- Michael J. McMahon, IDIHI

John Gillooly called the **Board meeting** to order at 6:11PM.

The meeting began with a presentation from our Owners Rep for the Boiler Plant, Michael McMahon. The presentation consisted of our status with the Boiler situation and the next steps in preparing Big Six Towers to be ready for the upcoming heating season. Michael provided the Board with the following quotes to furnish and deliver three Gas/Oil burners and one Master Panel from three different Companies and Manufacturers. The three Companies are **ATI**, Manufacturer is Power Flame, **WYMBS**, Manufacturer is Industrial Combustion and **CONTROLLED COMBUSTION**, Manufacturer is Johnson IC. The lead time from Controlled Combustion was the fastest out of the three, which was expressed is very important in our situation. The presentation proceeded with questions from the Board for Michael McMahon.

Motion was to accept the proposal from Controlled Combustion with the Manufacturer Johnson IC and put a down payment of 30% to purchase the burners.

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

Michael T. Reilly brought forward to the Board the new Mitchell-Lama Reform Law, which can be found on the HPD website. Key points that were discussed upon were the way Board of Elections voting should be done, Candidate Eligibility and Open Board Meetings. The Board

expressed how difficult it is to reach quorum during Board of Elections. It was expressed that lowering the ballot counts might help with reaching quorum.

2nd motion was made to add to this year's election ballot a vote to: lower the ballot count to 33% during Board of Elections/Voting.

- **Doyle moved, Jonathan seconded, to approve. Motion carried 7-2 with Barbara Collins and Jerry LoMonte not in approval.**

Board President John Gillooly spoke to the Board about the current fuel prices. John advised the Board that as of Tuesday, May 17th the current fuel price was \$5.12 per gallon and would recommend locking in through December 31, 2022. If the fuel price was to drop lower than \$5.12 the following day, Management was advised to lock in the new lower rate.


3rd motion was to approve the fuel lock in for 125,000 gallons through December 31, 2022, at a fixed price of \$5.04. (The Fuel Price dropped the following day from \$5.12 to \$5.04 and the required 168,000 gallons was purchased – blocks can't be separated)

- **Jerry moved, Richard seconded, to approve. Motion carried 9-0.**

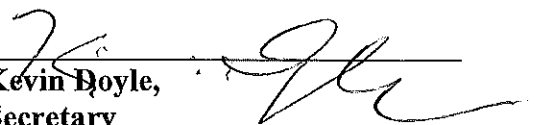
April 12th, 2022, Board Meeting Minutes were reviewed and approved by all present Board Members.

The Board advised Management to look into having each buildings bike room cleaned up. Management agreed to speak to Maintenance with putting a plan into action.

The meeting was called at 7:59pm.



Maria Platis,
General Manager



Kevin Doyle,
Secretary