

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

MINUTES OF THE BOARD OF DIRECTORS MEETING

DATE: May 13th, 2025

6:00 PM MONTHLY BOARD MEETING

PRESENT:

- Denise Keehan-Smith – President
- Ali Haider - Vice-President
- Ernestine Williams - Treasurer
- George Zuniga - Secretary
- Peter Nowik – Director
- Rafiqul Bhuiyan- Director
- Phyllis Treichel- Director
- Israel Martinez- Director – *Arrived at (6:18 PM)*
- Jonathan Bocanumenth- Director- *Arrived at (6:09 PM)*

METRO MANAGEMENT DEVELOPMENT:

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

GUEST:

- Michael Olech – Power Plant Manager
- Jose Martinez - Lawless & Mangione – *Via Zoom*
- Basil Taha - Lawless & Mangione – *Via Zoom*
- Faisal Taha - Lawless & Mangione – *Via Zoom*

The Board Meeting was called to order at 6:06PM as an open session.

Motion to approve April 8th, 2025 monthly Board Meeting Minutes.

- Ali Haider moved, Phyllis Treichel seconded, to approve. Peter Nowik, Ernestine Williams, George Zuniga, Ali Haider, Denise Keehan-Smith, Rafiqul Bhuiyan, and Phyllis Treichel approved. Motion carried 7-2.

Jonathan Bocanumenth arrived at 6:09PM.

Motion to approve April 17th, 2025 special Board Meeting Minutes.

- George Zuniga moved, Ali Haider seconded, to approve. Peter Nowik, Ernestine Williams, George Zuniga, Ali Haider, Denise Keehan-Smith, Jonathan Bocanumenth, and Phyllis Treichel approved. Rafiqul Bhuiyan abstained. Motion carried 7-1-1.

Israel Martinez arrived at 6:18PM.

Motion to approve that any political organization may rent the community room for a fee, subject to availability.

- Ali Haider moved, Israel Martinez seconded, to approve. Peter Nowik, Ernestine Williams, George Zuniga, Ali Haider, Denise Keehan-Smith, Jonathan Bocanumenth, Rafiqul Bhuiyan, Israel Martinez, and Phyllis Treichel approved. Motion carried 9-0.

The Board Meeting was called at 6:26PM as a closed session.

Motion to approve moving forward with the proposal from Protective Power Systems & Controls for the rental generator at prime power for the 2025 summer season.

- Israel Martinez moved, Jonathan Bocanumenth seconded, to approve. Peter Nowik, Ernestine Williams, George Zuniga, Ali Haider, Denise Keehan-Smith, Jonathan Bocanumenth, Rafiqul Bhuiyan, Israel Martinez, and Phyllis Treichel approved. Motion carried 9-0.

Motion to approve locking in the current fuel rate from Sprague for a total volume of 200,000 gallons.

- Ali Haider moved, Israel Martinez seconded, to approve. Ali Haider, Israel Martinez, Rafiqul Bhuiyan, and Peter Nowik approved. Jonathan Bocanumenth, Ernestine Williams, George Zuniga, Denise Keehan-Smith, and Phyllis Treichel opposed. Motion failed 4-5.

Motion to approve locking in the current fuel rate from Sprague for a total volume of 300,000 gallons.

- Jonathan Bocanumenth moved, Ernestine Williams seconded, to approve. Jonathan Bocanumenth, Ernestine Williams, George Zuniga, and Israel Martinez approved. Ali Haider, Rafiqul Bhuiyan, Peter Nowik, Denise Keehan-Smith, and Phyllis Treichel opposed. Motion failed 4-5.

Motion to approve locking in the current fuel rate from Sprague for a total volume of 250,000 gallons.

- Israel Martinez moved, Rafiqul Bhuiyan seconded, to approve. Peter Nowik, Ernestine Williams, George Zuniga, Ali Haider, Denise Keehan-Smith, Jonathan Bocanumenth, Rafiqul Bhuiyan, Israel Martinez, and Phyllis Treichel approved. Motion carried 9-0.

Motion to approve the use of the community room at no charge for Towers Play N Learn's graduation event.

- Israel Martinez moved, Ali Haider seconded, to approve. Peter Nowik, George Zuniga, Ali Haider, Denise Keehan-Smith, Jonathan Bocanumenth, Rafiqul Bhuiyan, Israel Martinez, and Phyllis Treichel approved. Ernestine Williams abstained. Motion carried 8-1.

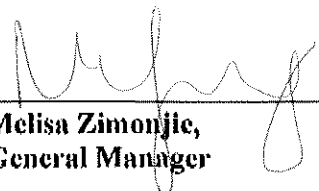
Motion to reject the letter of intent submitted by Towers Play N Learn proposing to maintain the current rent of \$600 per month through August 31, 2026.

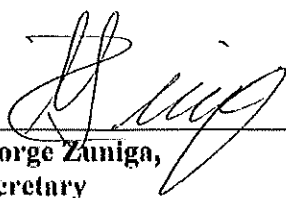
- Peter Nowik moved, Ali Haider seconded, to approve. Peter Nowik, Ernestine Williams, George Zuniga, Ali Haider, Denise Keehan-Smith, Jonathan Bocanumenth, Rafiqul Bhuiyan, Israel Martinez, and Phyllis Treichel approved. Motion carried 9-0.

Motion to approve Towers Play N Learn to pay 50% of the fair market rent, set at \$3,000 per month, for the period of July 1, 2025 through August 31, 2026, with an option to extend the lease at full fair market value beginning September 1, 2026.

- Phyllis Treichel moved, Ali Haider seconded, to approve. Phyllis Treichel, Ali Haider, Peter Nowik, Rafiqul Bhuiyan, and Denise Keehan-Smith approved. Israel Martinez, Ernestine Williams, Jonathan Bocanumenth, and George Zuniga opposed. Motion carried 5-4.

The meeting was adjourned at 9:03PM.


Melisa Zimonjic,
General Manager


George Zuniga,
Secretary