

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

## MINUTES OF THE BOARD OF DIRECTORS' MEETING

DATE: May 12<sup>th</sup>, 2026

6:30PM MONTHLY BOARD MEETING

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### PRESENT:

- George Zuniga – President
- Israel Martinez – Vice-President
- Ernestine Williams – Treasurer
- Jonathan Bocanumenth – Secretary
- Carmen Maysonet – Director – *Late (6:56 PM)*
- Peter Nowik – Director
- Ali Haider – Director
- Rafiqul Bhuiyan – Director
- Denise Keehan-Smith – Director

### METRO MANAGEMENT DEVELOPMENT:

- Melisa Zimonjic – General Manager
  - Analvi Tavarez – Assistant General Manager
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The Board Meeting was called to order at 6:40PM as an open session.

Motion to move forward with the proposal from S&A Engine Rebuilders for the repair of the Big Six Towers pickup truck at a total cost of \$7,300, which includes a one-year warranty on the repairs.

- **Jonathan Bocanumenth moved, Ali Haider seconded, to approve. Ernestine Williams, Rafiqul Bhuiyan, Peter Nowik, Israel Martinez, Ali Haider, George Zuniga, Denise Keehan-Smith, and Jonathan Bocanumenth approved. Motion carried 8-0.**

*Carmen Maysonet arrived at 6:56PM.*

Motion to postpone lease extension negotiations with the Chinese Restaurant until 180 days prior to the expiration of the current lease term, June 30<sup>th</sup>, 2028, at which time an extension may be considered and negotiated.

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

*The Board Meeting was called at 7:00PM as a closed session.*

Motion to approve March 11<sup>th</sup>, 2026 Special Board Meeting.

- **Israel Martinez moved, Ernestine Williams seconded, to approve. George Zuniga, Israel Martinez, Ernestine Williams, Jonathan Bocanumenth, and Peter Nowik approved. Ali Haider, Rafiqul Bhuiyan, Denise Keehan-Smith, and Carmen Maysonet abstained as they were absent from this board meeting. Motion carried 5-0-4.**

Motion to approve the April 7<sup>th</sup> Special Board Meeting.

- **Ali Haider moved, Ernestine Williams seconded, to approve. Ernestine Williams, Peter Nowik, Israel Martinez, Ali Haider, Jonathan Bocanumenth, Carmen Maysonet, and George Zuniga approved. Denise Keehan-Smith and Rafiqul Bhuiyan abstained as they were absent from this board meeting. Motion carried 7-0-2.**

Motion to approve April 14<sup>th</sup> Monthly Board Meeting.

- **Ernestine Williams moved, Ali Haider seconded, to approve. Ernestine Williams, Peter Nowik, Israel Martinez, Ali Haider, Jonathan Bocanumenth, Rafiqul Bhuiyan, and Carmen Maysonet approved. George Zuniga and Denise Keehan-Smith abstained as they were absent from this board meeting. Motion carried 7-0-2.**

Motion to move forward with the proposal from Foley Incorporated for the top overhaul for Engine #5.

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

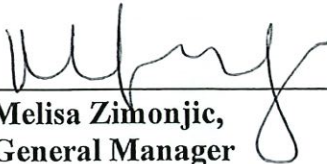
Motion to move forward with the first 30-day extension under the Settlement Agreement with Scorpio General Contracting Corp., extending the deadline for payment of the second installment through July 31, 2026.

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

Motion to move forward with the proposal from W.H. Christian & Sons, INC. for the purchase of the Big Six Towers maintenance staff uniform.

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

*The meeting was adjourned at 7:39PM.*

  
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**Melisa Zimonjic,**  
**General Manager**

  
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**Jonathan Bocanumenth,**  
**Secretary**