

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

MINUTES OF THE BOARD OF DIRECTORS MEETING

DATE: November 14th, 2023

6:00 PM BOARD MEETING

PRESENT:

- Mary Lisanti
- John Gillooly
- Jonathan Bocanumenth
- Thomas Haggerty
- Barbara Collins
- Lorraine McAndrews
- Ernestine Williams
- Peter Nowik
- Maria Platis, Metro Management
- Melisa Zimonjic, Metro Management

ABSENT:

- Howard Geary

GUEST:

- Michael T. Reilly, Norris McLaughlin
- Neil Kaufman, Newman, Newman, & Kaufman

John Gillooly called the meeting to order at 6:09PM. The first part of the Board Meeting began as a closed session.

A Legal Report was presented by Michael Reilly. Michael discussed Big Six's commercial tenant, Planet Fitness. It's been advised that a rent demand has been sent to Planet Fitness. Planet Fitness has reached out to Norris McLaughlin's real estate litigation attorney, Sharyn Tritto and have requested to continue to pay 50% of the rent through May 2024 as the commercial tenant expects to open June 1, 2024. The tenant wants any money not paid to be waived. If this is acceptable then an agreement would have to say that any portion that was abated is due and owing upon a default. The Board requested a meeting be set with the Planet Fitness principals before any decision is to be made.

The Board Meeting went into an open session at 6:40PM via Zoom.

The next discussion was regarding the commercial tenant, New York City Community Bank. The Bank has submitted the terms for a lease renewal as their extension term is about to expire July 31, 2024. The lease renewal terms were shared with the Board and they have requested that Management request from the broker an analysis for fair market value.

Barbara Collins, Chair of the Election Committee, gave an update on the 2023 Board of Directors Elections. Barbara advised all that as of November 14, 2023, 52 votes are needed to reach quorum. Barbara reminded everyone tuned into the open Board Meeting that the deadline to vote is Tuesday, November 28th at 5PM. A suggestion was made by Mary Lisanti that a YouTube video can be done for next year's Board of Directors

Election demonstrating how to properly fill out an absentee ballot and vote. The Board agreed that this was an excellent idea. The YouTube link can be posted on the Big Six website.

The Board proceeded with approval of the October 2023 minutes and Special Meeting minutes.

Motion to accept the October 11, 2023 Board Meeting Minutes.

- **T. Haggerty moved, M. Lisanti seconded, to approve. Motion carried**
8-0-1 Howard Geary was unable to vote as he was absent for this Board Meeting.

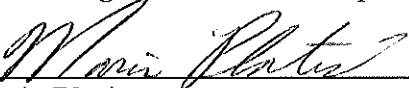
Motion to accept the October 18, 2023 Special Meeting Minutes.

- **L. McAndrews moved, J. Bocanumenth seconded, to approve. Motion carried**
7-0-2 Howard Geary was unable to vote as he was absent for this Board Meeting and Barbara Collins was unable to vote as she did not attend this Special Meeting.

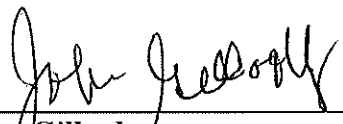
The President's report was presented by John Gillooly. John advised all that a kickoff meeting has been set with Waldron, the Engineering Firm that was chosen for the Power Plant Con Ed Reconnection drawings and specifications. John mentioned that a site survey was to be done by Colliers that will include ground penetrating radar to identify subsurface utilities. Pink mappings will be visible on the concrete within the complex, residents should not be alarmed. John also briefly mentioned that the New York City Code requires the ability to provide electric vehicle charging stations at 40% of parking spaces by Jan 1, 2030.

The Open Board Meeting proceeded to a Q&A session with the residents who joined the Zoom Webinar. Once all questions were answered and suggestions were received by the residents, the open portion of the Board Meeting was adjourned at 7:22pm. 15 participants joined the Zoom Webinar.

The meeting was called at 7:22pm.



Maria Platis,
General Manager



John Gillooly,
Board President