

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

MINUTES OF THE BOARD OF DIRECTORS' MEETING

DATE: November 11th, 2025

6:00 PM MONTHLY BOARD MEETING

PRESENT:

- Denise Keehan-Smith – President
- Ernestine Williams – Treasurer
- George Zuniga – Secretary
- Rafiqul Bhuiyan- Director
- Phyllis Treichel- Director
- Jonathan Bocanumenth- Director
- Ali Haider - Vice-President
- Israel Martinez- Director

METRO MANAGEMENT DEVELOPMENT:

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

GUEST:

- Michael Olech – Power Plant Supervisor
- Michael T Reilly – Norris McLaughlin

ABSENT:

- Peter Nowik – Director
-

The Board Meeting was called to order at 6:01 PM as an open session.

Motion to approve August 8th, 2025 monthly Board Meeting minutes.

- **Jonathan Bocanumenth moved, Rafiqul Bhuiyan seconded, to approve. Ernestine Williams, Denise Keehan-Smith, George Zuniga, Rafiqul Bhuiyan, Jonathan Bocanumenth, and Phyllis Treichel, approved. Ali Haider and Israel Martinez abstained as they were not present for this Board Meeting. Motion carried 6-2.**

Motion to approve October 28th, 2025 special Board Meeting minutes.

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

Motion to approve Vastness Chinese Food Corp. to assume the lease from Gui Hua Kitchen Inc. exactly as it currently stands, with all existing terms and conditions unchanged.

- **Jonathan Bocanumenth moved, Ali Haider seconded, to approve. Israel Martinez, Denise Keehan-Smith, Rafiqul Bhuiyan, Jonathan Bocanumenth, George Zuniga, and Ali Haider approved. Ernestine Williams and Phyllis Treichel opposed. Motion carried 6-2.**

The Board Meeting was called at 6:31PM as a closed session.

Motion To authorize Michael Reilly from Norris McLaughlin to negotiate a settlement with Scorpio beginning at \$800,000 and, if necessary, to increase the offer up to a maximum of \$900,000.

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

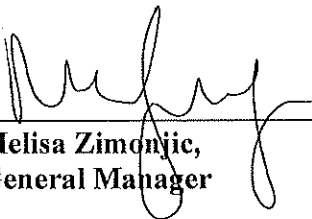
Motion to move forward with the proposal from Foley Power Systems for the Engine 1 major overhaul at a total cost of \$427,405.23.

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

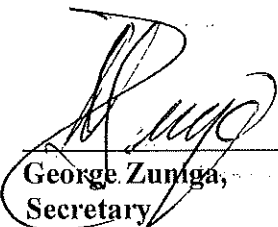
Motion to move forward with the proposal from JTG Master Plumbing for the Local Law 152 Gas Piping inspections at a total cost of \$2,147.

- **Ali Haider moved, Ernestine Williams seconded, to approve. Ernestine Williams, Denise Keehan-Smith, Rafiqul Bhuiyan, Phyllis Treichel, Ali Haider, and Israel Martinez approved. Jonathan Bocanumenth and George Zuniga opposed. Motion carried 6-2.**

General Manager Melisa Zimonjic and Assistant General Manager Analvi Tavaréz were excused from the meeting at 7:28 PM.



**Melisa Zimonjic,
General Manager**



**George Zuniga,
Secretary**