

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

MINUTES OF THE BOARD OF DIRECTORS MEETING

DATE: October 18th, 2022

6:00 PM BOARD MEETING

PRESENT:

- John Gillooly
- Mary Lisanti
- Lorraine McAndrews
- Richard Orridge
- Barbara Collins – *via phone call*
- Jerry LoMonte
- Peter Nowik
- Jonathan Bocanumenth
- Maria Platis, Metro Management
- Melisa Zimonjic, Metro Management

GUEST:

- Michael T. Reilly, Norris McLaughlin
 - Dan Weeden, Eneractive Consulting, Big Six Owner's Representative for Power Plant
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John Gillooly called the **Board Meeting** to order at 6:20PM.

The meeting began with approval of minutes.

September 20, 2022, Board Meeting Minutes were reviewed and approved by all present Board Members.

Board Meeting proceeded with a presentation by Dan Weeden regarding the Power Plant Repowering Study.

Motion was to have Dan Weeden begin the RFP and put out to bid the Con-Ed Electrical Engineering portion.

- **J. LoMonte moved, R. Orridge seconded, to approve. Motion carried 7-1 with Barbara Collins not in approval.**

Peter Nowik gave a real estate committee update to the Board.

Motion was to purchase advertising on all standard commercial websites such as Loopnet, Co-Star, Craigslist, and Crexi at a minimum of 9 months for at least average price per sq foot.

- **P. Nowik moved, M. Lisanti seconded, to approve. Motion carried 8-0.**

The Board selected a date for a Special Meeting regarding the House Rules proposed changes.

Management brought forward to the Board landscaping proposals from Damici, Fiorini, QG Floral + Landscape and Cambridge.

Motion was to move forward with Fiorini.

- **R. Orridge moved, J. Gillooly seconded, to approve. Motion carried 8-0.**

Moving forward with the meeting, Management advised the Board that the loading deck by Key Food needs black top resurfacing and concrete work. Three proposals were brought forward to the Board. Proposals were received by Scorpio General Contracting, AMES Construction and Preldakaj Construction.

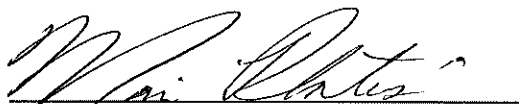
Motion was made to award Scorpio General Contracting with the work by the Key Food loading dock.

- **J. Gillooly moved, J. LoMonte seconded, to approve. Motion carried 7-1 with Peter Nowik not in approval.**

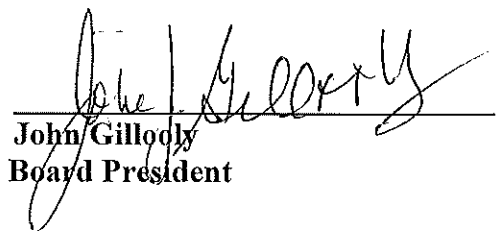
Management advised the full Board that soon bike room clean up in each building will commence. Notices to follow.

General Manager, Maria Platis reminded everyone of the upcoming Maintenance Increase meetings scheduled on November 9th and November 16th.

The meeting was adjourned at 8:33pm.



Maria Platis
General Manager



John Gillooly
Board President