

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

MINUTES OF THE BOARD OF DIRECTORS MEETING

DATE: October 11th, 2023

6:00 PM BOARD MEETING

PRESENT:

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

GUEST:

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

John Gillooly called the **Open Board Meeting** to order at 6:18PM.

The meeting opened up as an Open Board Meeting to all residents at Big Six Towers. The Board meeting began with approval of the September 2023 minutes, after review Peter Nowik requested a change be made to a motion.

Motion to accept the September 12, 2023 Board Meeting Minutes.

- **L. McAndrews moved, H. Geary seconded, to approve. Motion carried 9-0.**

The President's report was presented by John Gillooly. John discussed the concrete repairs that were done by the Shopping Center and Building 4 (59-40 Queens Blvd). He advised everyone that this work needed to be completed in order to be in compliance with Big Six's insurance company. John advised everyone who was logged into the webinar that Waldron Engineering was chosen for the Power Plant Con Ed Reconnection drawings and specifications. Management is working with Waldron to schedule its first kick off meeting. John also briefly mentioned the parking lot burglaries that have been occurring and encouraged everyone to be vigilant around the parking lots.

Barbara Collins, Chair of the Election Committee, gave an update on the 2023 Board of Directors Elections. Barbara advised all that as of October 11, 2023, 150 votes have been received by the Election Company. Barbara advised all that if anyone did not receive a ballot or misplaced a ballot to call the Election Company for a replacement. Barbara mentioned the Meet the Candidates event and reminded all of the date and time.

Mary Lisanti, presented a Treasurers Report. The Power Point presentation was shared with all Board Members and all residents tuned in to the webinar. The presentation outlined the Finance Committee recommendations and the current financial status of the Co-Op. Mary Lisanti's presentation can be found on the Big Six Towers website that outlines everything discussed.

Maria Platis presented a General Manager's report. Maria gave an update on the Bike Rooms and advised everyone of an anticipated completion date by October 23rd, 2023. Management and the Board discussed a registration fee charge. The following discussion proceeds with a motion.

Motion is to charge a registration fee per bike annually in the amount of \$12.00. This fee is non-refundable and will not be prorated.

- **P. Nowik moved, J. Bocanumenth seconded, to Approve. Motion carried. 8-1 with Thomas Haggerty not in approval.**

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 went into executive session at 7:02pm. 20 participants joined the Zoom Webinar.

Maria Platis gave the Board an update on Big Six's commercial tenant, the Shoe Repair Shop. Maria advised all that the tenant would not like to move forward with extending his occupancy for only six (6) months and wishes to surrender his space. Management advised the Board that they will discuss with the Commercial tenant regarding next steps for surrender.

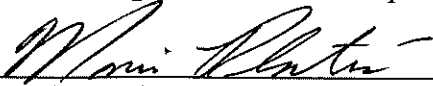
A Legal Report was presented by Michael Reilly. Michael Reilly discussed funding options Big Six is currently looking at it. Furthermore, Michael gave an update on the commercial tenant, Planet Fitness, he advised the Board that a rent demand has been sent to Planet Fitness.

Neil Kaufman from Newman, Newman, & Kaufman presented to the Board the June 30, 2023 and 2022 Audited Financials. Neil outlined Big Six's biggest expense, which is fuel. It was recommended that Big Six explore doing a fuel surcharge to help with the fuel expenses that Big Six is still struggling to make payments for. Neil continued to present the financial position of the Corporation. The same presentation was scheduled to be held with all the residents of Big Six Towers on October 12th, 2023 during two different time slots.

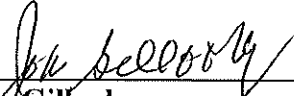
Motion is to have the Big Six Towers Accounting Firm, Newman, Newman, & Kaufman draft the calculations for a potential fuel surcharge.

- **T. Haggerty moved, H. Geary seconded, to Approve. Motion carried. 9-0.**

The meeting was called at 8:55pm.



Maria Platis,
General Manager



John Gillooly,
Board President