

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

MINUTES OF THE BOARD OF DIRECTORS SPECIAL MEETING

DATE: October 28th, 2025 at 6:00PM VIA ZOOM

PRESENT:

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

METRO MANAGEMENT DEVELOPMENT:

- Kathy Sandoval - General Manager
- Analvi Tavarez – Assistant General Manager

GUEST:

- Michael T. Reilly – Norris McLaughlin
- Basil Taha – Lawless & Mangione

LOCATION: 5:30PM- Via Zoom

Motion to approve the GEI Consultants proposal as is for the installation of a Sub-Slab Depressurization System at the shopping center, as required for the Phase II Environmental Assessment in connection with the rehabilitation loan.

- **Jonathan Bocanumenth moved, Ali Haider seconded, to approve. Denise Keehan-Smith, Ali Haider, Phyllis Treichel, Jonathan Bocanumenth, George Zuniga, Ernestine Williams, and Israel Martinez approved. Peter Nowik and Rafiqul Bhuiyan opposed. Motion carried 7-2.**

Motion to approve moving forward with the proposal from H.A. Bader Consultants, Inc. for asbestos consulting services, as recommended by Basil Taha from Lawless & Mangione, contingent upon revising the contract language to specify that payment will be made upon closing of the loan.

- **Ali Haider Moved, Israel Martinez seconded, to approve. Denise Keehan-Smith, Ali Haider, Phyllis Treichel, Jonathan Bocanument, George Zuniga, Ernestine Williams, Israel Martinez, Peter Nowik, and Rafiqul Bhuiyan approved. Motion carried 9-0.**

Motion to approve the extension proposal from the American Arbitration Association, the election company for this year's Board of Directors Election, with the voting deadline set for November 20th, 2025, and the in-person voting session scheduled for November 20th, 2025, from 4:30PM to 6:30PM.

- **Ali Haider moved, Denise Keehan-Smith seconded, to approve. Denise Keehan-Smith, Ali Haider, George Zuniga, Israel Martinez, Rafiqul Bhuiyan, and Peter Nowik Approved. Jonathan Bocanumenth, Phyllis Treichel, and Ernestine Williams abstained, as they are running for the Board of Directors. Motion Carried 5-3.**

The Board Meeting adjourned at 7:19PM.



Analvi Tavaréz,
Assistant General Manager



George Zuniga,
Secretary