

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

MINUTES OF THE BOARD OF DIRECTORS MEETING

DATE: September 20th, 2022

6:30 PM BOARD MEETING

PRESENT:

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

ABSENT:

- Kevin Doyle

GUEST:

- Michael T. Reilly, Norris McLaughlin
-

John Gillooly called the **Board Meeting** to order at 6:36PM.

The meeting began with approval of minutes.

August 9th, 2022, Board Meeting Minutes were reviewed and approved by all present Board Members.

Board Meeting proceeded with discussion regarding the library located in Building 4. Lorraine McAndrews expressed interest in utilizing the space for NORC activities.

Peter Nowik who is part of the Real Estate Committee gave a brief update regarding some of the commercial spaces and current market rates. The Board proceeded with a motion regarding any upcoming vacant commercial spaces.

Motion made to advertise any and all current and future available commercial and retail spaces at the then fair minimum market value.

- **P. Nowik moved, J. Gillooly seconded, to approve. Motion carried 8-0.**

Management brought forward to the Board the topic of Composting. The Board briefly discussed before moving forward with a motion.

Motion was to not move forward with Composting and will be reevaluated if it becomes a NYC law/requirement.

- **J. Bocanumenth moved, L. McAndrews seconded, to approve. Motion carried 8-0.**

Updates were given by Management regarding upcoming Annual Apartment Inspections. The apartment inspections are set to begin in November 2022.

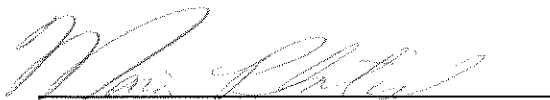
General Manager, Maria Platis, gave an update regarding the Boiler Project. Maria advised the Board that the permits for the work have been approved.

Treasurer, Mary Lisanti, gave the Board a budget update. The PowerPoint presentation consisted of the current situations and future financial obstacles the Co-op is facing.

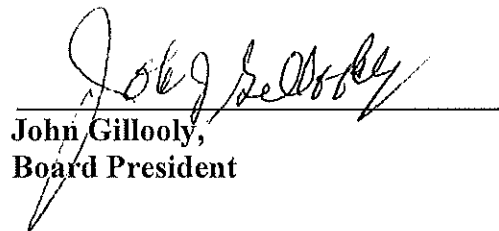
Motion was to submit an application for a Maintenance Increase to HPD for 2023 and 2024. 5.5% increase for the first year followed by a 5% increase for the second year.

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

The meeting was called at 8:37pm.



**Maria Platis,
General Manager**



**John Gillooly,
Board President**