

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

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: September 12th, 2023**

**6:00 PM BOARD MEETING**

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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
  - Dan Weeden, Eneractive Consulting – *Via zoom call*
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John Gillooly called the **Open Board Meeting** to order at 6:10PM.

The meeting opened up as an Open Board Meeting to all residents at Big Six Towers. The Board meeting began with a presentation from Big Six's Power Plant Owner's Rep, Dan Weeden, regarding the Engineering Bids received for the Power Plant hybrid design, that was previously voted on. It was noted that seven bidders were solicited, out of the seven, four qualified bidders responded. Proposals were received by Zimmerman, JBB, BALA and Waldron. The Board expressed dissatisfaction that bids were not leveled and requested that all bids be leveled by the Owner's Rep and a subsequent meeting be held in order to properly review the bids. The Board requested this discussion be tabled and a special meeting be called. The Special Meeting was scheduled for September 18, 2023.

The Board proceeded with the next item on the agenda, which is approving the minutes.

Motion to accept the August 8, 2023 Board Meeting Minutes.

- **J. Bocanumenth moved, H. Geary seconded, to approve. Motion carried**  
**8-0-1 Thomas Haggerty was unable to vote as he was absent for this Board Meeting.**

The Treasurer's report was presented by Mary Lisanti. Mary advised that the current payables is around \$3.9 million and it continues to get larger. With the fixed expenses Big Six Towers has and all the repairs needed to be done, unfortunately there is not much wiggle room in the budget.

Maria Platis gave a General Manager's report and discussed the current Bike Room key charge. Maria advised the Board that currently Management is charging \$5.00 for a bike room key and that it is currently costing Big

Six more to make the key and it's recommended to discuss a new fee amount. The Board proceeded with the following motion.

Motion was made to charge the bike room keys in the amount of \$15.00 for each key requested and to charge back the key fee as it changes in price, in perpetuity.

- **J. Gillooly moved, B. Collins seconded, to Approve. Motion carried. 9-0.**

A Legal Report was presented by Michael T. Reilly. Michael advised the Board that Planet Fitness has not been meeting its lease obligations by continuing to only pay half of the monthly rent. Planet Fitness has requested that they be allowed to pay only half of the rent until they are up and running. Michael Reilly has requested a formal request in writing as to what terms they are seeking, we have yet to receive a formal request. A non-payment proceeding should commence. The following motions were made by the Board after discussion.

Motion was made to put back the former gym space located upstairs in the shopping center back on the market.

- **P. Nowik moved. The Motion was not seconded. Motion failed 1-8 with Mary Lisanti, John Gillooly, Thomas Haggerty, Howard Geary, Barbara Collins, Ernestine Williams, Jonathan Bocanumenth and Lorraine McAndrews not in approval.**

Motion was made to engage further discussions with Planet Fitness and request a timeline for the start of construction in the commercial space.

- **J. Bocanumenth moved, M. Lisanti seconded, to approve. Motion carried. 7-2 with Barbara Collins and Ernestine Williams 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 closed session at 7:23pm. 11 participants joined the Zoom Webinar.

Maria Platis brought forward to the Board two requests from two current commercial tenants. The Shoe Repair Commercial tenant requested to be given a lease because he is currently on a month to month. He advised that he does not want to purchase more equipment and product without a security/guarantee for at least six (6) months. The second request was from Crecer the psychologist who is located in Building 5. The tenant requested to waive the 3.5% annual increase (CPI) that is in his lease.

Motion was made to give the shoe repair tenant a 6-month occupancy agreement and must pay the balance on his account, upon receipt.

- **H. Geary moved, J. Bocanumenth seconded, to Approve. Motion carried. 9-0.**

Motion is to have Crecer pay the escalation clause in the lease as is.

- **J. Bocanumenth moved, P. Nowik seconded, to Approve. Motion carried. 9-0.**

Maria Platis distributed a formal request in writing from a resident interested in occupying a commercial space in building 4. It was decided to table this discussion for the moment.

Lorraine McAndrews presented a House Rule in the alterations part of the rules that she would like voted on. The two following motions were made regarding the Big Six Towers House Rules.

Motion is that if a prior outgoing tenant renovated the apartment to be ADA compliant and if an external or internal applicant seeing the apartment does not accept the apartment due to the changes that were made, it will not count as a refusal, (pending HPD approval on this motion.)

- **L. McAndrews moved, M. Lisanti seconded, to Approve. Motion carried.**  
**9-0.**

Motion is to accept the refurbishment fee increase from \$800 per room to \$1,000 per room for all incoming tenants.

- **H. Geary moved, M. Lisanti seconded, to Approve. Motion carried.**  
**9-0.**

The discussion proceeded with Big Six's Managing Agent, Metro Management's annual renewal agreement. Per the HPD directive the acceptable/allowable increase for this year is 3%. An increase was not given last year for the annual managing agent renewal. The increase goes to the managing agent company.

Motion is to extend Metro Management's contract to August of 2024.

- **J. Gillooly moved, M. Lisanti seconded, to Approve. Motion carried.**  
**9-0.**

Motion is to accept the recommended renewal increase at 2% for Metro Management.

- **H. Geary moved, J. Gillooly seconded, to Approve. Motion carried.**  
**7-2 with Barbara Collins and Ernestine Williams not in approval.**


The final item on the agenda was the Board of Directors 2023 Elections. Barbara Collins who is chair of the Elections Committee expressed that she would like a raffle to be done in hopes that Big Six Towers can reach quorum by holding a raffle for each shareholder who votes. Barbara presented the following motion.

Motion is to hold a raffle for all shareholders voting for the Board of Directors 2023 Elections. The raffle will consist of waiving one (1) month of maintenance for the winner.

- **B. Collins moved, E. Williams seconded, to Approve. Motion failed.**  
**3-6 with John Gillooly, Mary Lisanti, Howard Geary, Thomas Haggerty, Jonathan Bocanumenth, Lorraine McAndrews not in approval.**

*The meeting was called at 8:57pm.*

  
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Maria Platis,  
General Manager

  
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John Gillooly,  
Board President