

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

**MINUTES OF THE BOARD OF DIRECTORS' MEETING**

**DATE: September 8<sup>th</sup>, 2025**

**6:00 PM MONTHLY BOARD MEETING**

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**PRESENT:**

- Denise Keehan-Smith – President
- Ernestine Williams – Treasurer
- George Zuniga – Secretary
- Peter Nowik – Director – *Arrived at 6:15PM*
- Rafiqul Bhuiyan- Director
- Phyllis Treichel- Director
- Jonathan Bocanumenth- Director

**METRO MANAGEMENT DEVELOPMENT:**

- Melisa Zimonjic - General Manager
- Analvi Tavaréz – Assistant General Manager

**Absent:**

- Ali Haider - Vice-President
  - Israel Martinez- Director
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The Board Meeting was called to order at 6:10 PM as an open session.

Motion to approve August 12<sup>th</sup>, 2025 monthly Board Meeting minutes.

- **Jonathan Bocanumenth moved, Phyllis Treichel seconded, to approve. Ernestine Williams, Denise Keehan-Smith, George Zuniga, Rafiqul Bhuiyan, Jonathan Bocanumenth, and Phyllis Treichel approved. Motion carried 6-0.**

Motion to approve August 27<sup>th</sup>, 2025 special Board Meeting minutes.

- **Ernestine Williams moved, Jonathan Bocanumenth seconded, to approve. Ernestine Williams, Denise Keehan-Smith, Rafiqul Bhuiyan, Jonathan Bocanumenth, Phyllis Treichel, approved. George Zuniga abstained, as he was not present at the August 27<sup>th</sup>, 2025, Special Board Meeting. Motion carried 5-1.**

*Peter Nowik arrived at 6:15PM.*

Motion to discontinue all repairs on Engine #6, retire it from service, and to only utilize the rental generator during the summer months.

- **Peter Nowik moved, Phyllis Treichel seconded, to approve. Peter Nowik, Ernestine Williams, Denise Keehan-Smith, Rafiqul Bhuiyan, Jonathan Bocanumenth, Phyllis Treichel, and George Zuniga approved. Motion carried 7-0.**

*The Board Meeting was called at 6:58PM as a closed session.*

Motion to obtain pricing for all recommendations for the power plant issued by the Hartford Steam Boiler Inspection and Insurance Company following the insurance loss prevention activities and the jurisdictional inspections required under New York City Local Law 62/91, conducted on August 14, 2025.

- **Jonathan Bocanumenth moved, George Zuniga seconded, to approve. Peter Nowik, Ernestine Williams, Denise Keehan-Smith, Rafiqul Bhuiyan, Jonathan Bocanumenth, Phyllis Treichel, and George Zuniga approved. Motion carried 7-0.**

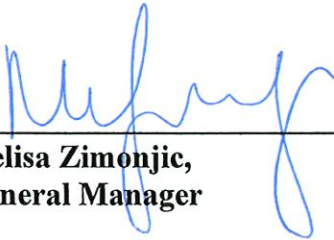
Motion to offer Dr. Michael Weiss a five-year lease extension, commencing at a base rent of \$4,830.31, with an annual rent escalation of three percent (3%).

- **Peter Nowik moved, Ernestine Williams seconded, to approve. Peter Nowik, Ernestine Williams, Denise Keehan-Smith, Rafiqul Bhuiyan, Jonathan Bocanumenth, Phyllis Treichel, and George Zuniga approved. Motion carried 7-0.**

Motion to begin advertising the commercial space at 59-40 Queens Boulevard for a monthly rent of \$5,000, offering a shared waiting area and ADA-compliant access via Dr. Michael Weiss's entrance.

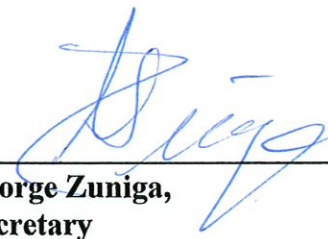
- **Peter Nowik moved, Jonathan Bocanumenth seconded, to approve. Peter Nowik, Ernestine Williams, Denise Keehan-Smith, Rafiqul Bhuiyan, Jonathan Bocanumenth, Phyllis Treichel, and George Zuniga approved. Motion carried 7-0.**

*The meeting was adjourned at 8:01PM.*



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**Melisa Zimonjic,  
General Manager**



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**George Zuniga,  
Secretary**