

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

MINUTES OF THE BOARD OF DIRECTORS' SPECIAL MEETING

DATE: September 24th, 2026, at 6:30PM VIA ZOOM

PRESENT:

- George Zuniga – President
- Israel Martinez – Vice-President
- Ernestine Williams – Treasurer
- Jonathan Bocanumenth – Secretary
- Peter Nowik – Director

METRO MANAGEMENT DEVELOPMENT:

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

GUEST:

- Michael Reilly – Norris McLaughlin
- David Baron – Metro Management
- Stefan Gjoni – Ace Project Management
- John Gjoni – Ace Project Management

ABSENT:

- Denise Keehan-Smith – Director
-

Motion to approve the proposed change orders from Waldron Engineering & Construction, INC. for the engineering Design Services for the HDC/HPD Rehabilitation loan for the total amount of \$157,266.

- Israel Martinez moved, Peter Nowik seconded, to approve. George Zuniga, Israel Martinez, Ernestine Williams, Jonathan Bocanumenth, and Peter Nowik approved. Motion carried 5-0.

Motion to approve the proposal from XINOS Construction Corp. in the total amount of \$366,591 for the removal of contaminated soil from the construction site.

- Peter Nowik moved, Israel Martinez seconded, to approve. George Zuniga, Israel Martinez, Ernestine Williams, Jonathan Bocanumenth, and Peter Nowik approved. Motion carried 5-0.

Motion to table the proposal from Lawless & Mangione for the Big Six Towers Shopping Center Certificate of Occupancy work and to ask Lawless and Mangione to include the specified items that were excluded from the proposal in the final price.

- Peter Nowik moved, Israel Martinez seconded, to approve. George Zuniga, Israel Martinez, Ernestine Williams, Jonathan Bocanumenth, and Peter Nowik approved. Motion carried 5-0.

Motion to approve invoice from Lawless & Mangione for the time already spent working on the Certificate of Occupancy for the Big Six Towers Shopping Center.

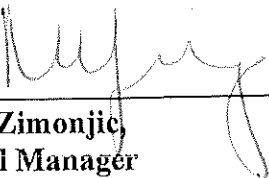
- Ernestine Williams moved, George Zuniga seconded, to approve. George Zuniga, Israel Martinez, Ernestine Williams, Jonathan Bocanumenth, and Peter Nowik approved. Motion carried 5-0.

Melisa Zimonjic and Analvi Tavaréz were excused at 7:07PM.

Motion to extend the Metro Management contract for one year with a 3% increase.

- **Israel Martinez moved, Ernestine Williams seconded, to approve. George Zuniga, Israel Martinez, Ernestine Williams, Jonathan Bocanumenth, and Peter Nowik approved. Motion carried 5-0.**

The meeting was adjourned at 8:02PM.



Melisa Zimonjic,
General Manager



Jonathan Bocanumenth,
Secretary