

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

MINUTES OF THE BOARD OF DIRECTORS MEETING

DATE: September 10, 2019

6:00 PM, Building 2 Community Room

PRESENT: Howard Geary, Jonathan Bocanumenth, Thomas Haggerty, Jerome LoMonte, Barbara Collins, Richard Orridge, Ben Rodriguez, John Gillooly.

ABSENT: Andrew Sawicki

ATTENDING: David Becker, Douglas Elliman Property Management
Keith Bleiweiss, Newman, Newman, and Kaufman Accountants

Gillooly called the meeting to order at 6:00 PM.

Mr. Bleiweiss reviewed the draft budget with the board. He and the board went page by page through it and a question and answer session followed. More details to follow at our Annual Shareholders Meeting on Thu., Oct. 24, 2019. Mr. Bleiweiss and the board also reviewed the current water and sewer charges.

LoMonte moved, Haggerty seconded to approve the August minutes. Motion passed 5-0-0. (4 directors who were absent from the August meeting and abstained: Gillooly, Rodriguez, Orridge, Sawicki.)

The board discussed two options for replacement of all 3,200 steam traps (in heaters/radiators) located in the complex. One choice is to do it in-house using Big Six employees and the other is to use an outside professional contractor. **Geary moved, Haggerty seconded, to accept the JAM Plumbing proposal for the steam traps. Motion carried, 7-1. LoMonte voted “no”.**

The board discussed the condition of the elevators located at the east side of the shopping center and instructed Management to have Nouveau take a look. The board also noted that there has been some improvement to the elevator service in Bldg. 7.

The board discussed enforcement of the smoke-free policy approved by the shareholders. Suggestions included loss of privilege for repeated violations. After consultation with counsel, a statement of the policy will be prepared and published.

David Becker, General Manager

Thomas Haggerty, Secretary