

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

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: April 9<sup>th</sup>, 2024**

**6:00 PM BOARD MEETING**

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**PRESENT:**

- Thomas Haggerty
- George Zuniga
- Ali Haider
- Ernestine Williams
- Peter Nowik
- Denise Keehan-Smith
- Saiful Islam
- Melisa Zimonjic, Metro Management
- Analvi Tavarez, Metro Management

**ABSENT:**

- John Gillooly
- Mary Lisanti

**GUEST:**

- Michael Olech, Power Plant Manager
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The Board Meeting was called to order at 6:08pm as closed session.

Bi-weekly calls have been implemented with the engineering firm Waldron, Management, the Board, Michael Olech, and Con-Ed. Waldron presented to the Board a few sets of drawings in regard to the location where the equipment should be enclosed when Con-Ed connects. The few locations were to house the equipment in the parking lot behind the shopping center, which sits between building 4 and the Power Plant; please remember that this is not residential parking. The next option was to house the equipment right in front of the Power Plant, which is currently a very grassy area; doing this option would mean that the walkway to pass through to get to Queens Boulevard would no longer be a walkway. The final option was to split the equipment between the Power Plant and the back of Building 5 (46-10 61st Street). Separating the equipment would not be ideal, as the second half of the equipment would be way too close to Building 5. The following discussion went into motion.

Motion to house the Con-Ed equipment in the non-residential parking lot behind the shopping center that sits between Building 4 and the Power Plant.

- **Tom Haggerty moved, and Ali Haider seconded, to approve. Motion carried.**  
**6-1-2 Ernestine Williams is not in approval. John Gillooly and Mary Lisanti could not vote as they were absent from this Board Meeting.**

The Board Meeting was called to order as an open session at 6:37pm.

Michael Olech presented to the board a few items that needed to be addressed before the Cooling Season began. These items are essential as they help prepare the power plant for high demand in the summer. Michael also

advised the board on how important it is to get a rental generator on site for the summer, as in the last two summers, Big Six's most extensive engine, engine #6, failed. The Board advised that they would review Michael's spring tune-up suggestions.

The Board Meeting proceeded with approval of minutes.

Motion to accept the March 12, 2024 Board Meeting Minutes.

- **Ali Haider moved, and George Zuniga seconded, to approve. Motion carried.**  
**6-1-2 Saiful Islam abstained from voting as he was absent for this Board Meeting. John Gillooly and Mary Lisanti could not vote as they were absent from this meeting.**

Motion to accept the March 12, 2024 Executive Board Minutes.

- **Ernestine Williams moved, and Ali Haider seconded, to approve. Motion carried.**  
**6-1-2 Saiful Islam abstained from voting as he was absent for this Board Meeting. John Gillooly and Mary Lisanti could not vote as they were absent from this meeting.**

**Saiful Islam and Ali Haider left the Board Meeting at 7:16pm.**

Denise Keehan-Smith gave a President's Report. Denise touched on a few items in her report; she advised that there have been complaints coming into HPD regarding shareholders with two parking spots, motorcycles parking in a space, and vehicles parked in a space with commercial plates. HPD 'Housing Preservation and Development' asked that the board vote on a policy regarding motorcycles and the HPD guideline regarding two parking spaces. Denise proceeded with her report regarding the recommended 23.7% maintenance increase. Denise advised that the board decided to move forward with a 10% maintenance increase and hopes that with specific cost measures being taken, the 10% maintenance increase will be sufficient for now. Regarding the commercial plates, the board asked if Management could return to HPD and clarify their parking rules regarding commercial vehicles. The following discussion proceeded into the following motions.

Motion to allow one parking spot per household as per the HPD 'Housing Preservation and Development' guidelines (no grandfathering in).

- **Ernestine Williams moved, and Peter Nowik seconded, to approve. Motion carried.**  
**5-4 Saiful Islam, Ali Haider, Mary Lisanti and John Gillooly were unable to vote as they were not present for this meeting.**

Motion to allow motorcycles to utilize a parking spot at a monthly rate of \$75, provided you don't already have a parking spot.

- **George Zuniga moved, and Ernestine Williams seconded, to approve. Motion Carried.**  
**5-4 Saiful Islam, Ali Haider, Mary Lisanti and John Gillooly were unable to vote as they were not present for this meeting.**

The board showed potential interest in renting out the lower-level parking spaces part-time between 10pm and 7am at \$45 a month. The board asked if management could put a memo in place to receive feedback from residents who might show interest in this.

Melisa Zimonjic gave a General Manager's Report. Melisa advised the board that the commercial tenant Crecer, Inc., located on the side of Building 5 (46-10 61st), is looking to renew the lease. The tenant has

requested that the Board consider removing the 3.5% annual increase he is receiving and, if that is not possible, move forward with renewing the lease at the current terms.

Motion to offer Crecer, Inc. a lease renewal at the current terms.

- **Peter Nowik moved, and Denise Keehan-Smith seconded to approve. Motion Carried.**  
**5-4 Saiful Islam, Ali Haider, Mary Lisanti and John Gillooly were unable to vote as they were not present for this meeting.**

George Zuniga, chair of the Laundry Committee, advised the Board to table the laundry room discussion and solicit a few more proposals as the Board has only received three.

Motion to table the laundry room discussion and solicit more proposals from different laundry companies.

- **George Zuniga moved, and Tom Haggerty seconded, to approve. Motion Carried.**  
**5-4 Saiful Islam, Ali Haider, Mary Lisanti and John Gillooly were unable to vote as they were not present for this meeting.**

As part of the old business/new business item on the agenda, Peter Nowik advised the board that NYCB/Flagstar bank has offered Big Six Towers a lease renewal at \$40sqft annually. Peter recommends we request more and see if they would be willing to meet us in the middle and request an additional month's security deposit for a renewal.

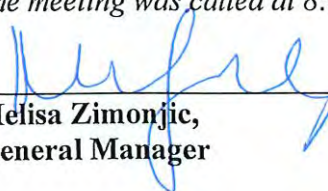
Motion to offer NYCB/Flagstar Bank a lease renewal at \$44sqft annually and request an additional month's security deposit.

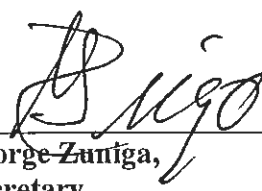
- **Peter Nowik moved, and George Zuniga seconded to approve. Motion Carried.**  
**4-1-4 Tom Haggerty is not in approval. Saiful Islam, Ali Haider, Mary Lisanti and John Gillooly were unable to vote as they were not present for this meeting.**

The Board Meeting continued to a Q&A portion of the meeting at 8:23pm.

Once all questions were answered and suggestions were received by the residents who were tuned in on the open Board meeting via zoom, the Board Meeting adjourned at 8:38pm.

*The meeting was called at 8:38pm.*

  
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Melisa Zimonjic,  
General Manager

  
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George Zuniga,  
Secretary

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

**MINUTES OF BOARD OF DIRECTORS SPECIAL MEETING**

**DATE: April 23<sup>rd</sup>, 2024 at 6:00PM**

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**PRESENT:** Thomas Haggerty, George Zuniga, Ali Haider, Ernestine Williams, John Gillooly, Mary Lisanti, Peter Nowik (*Via Zoom*), Denise Keehan-Smith (*Via Zoom*)

**ABSENT:** Saiful Islam

**ATTENDED:** Melisa Zimonjic and Analvi Tavarez, Metro Management Development

**LOCATION:** 6:00PM, Management office Conference Room

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The prior Board had previously approved a 3% maintenance increase to go into effect for year three that would start in April of 2025. HPD "Housing Preservation and Development" provided the Big Six Towers Board of Directors with an option to modify the previously imposed 3% maintenance increase that is set to begin in April 2025.

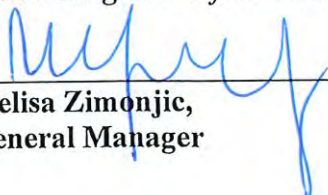
This meeting has been called to discuss the possibility of reevaluating the previously imposed 3% maintenance increase for year three. Denise advised the Board that it might be best to wait on reevaluating the previously imposed 3% maintenance increase until they can further analyze the financial situation Big Six will be in after the 10% maintenance increase goes into effect. Denise suggested the Board revisit this in the fall of 2024, which is when the audited financials are completed by the Big Six's accountants Newman, Newman, & Kaufman. The audited financials can give the Board a better sense in where Big Six will stand financially.

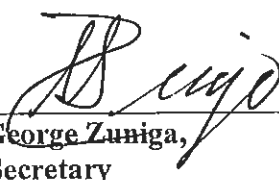
Board member Tom Haggerty informed the Board that there is a big gap between the 23.7% maintenance increase that the accountants from Newman, Newman, & Kaufman recommended and the 10% increase that was approved to go into effect on June 1, 2024; Tom's concern is how will the gap be able to get closed.

Denise Keehan-Smith moved to not modify the previously imposed 3% maintenance increase for year three for now. John Gillooly seconded the motion.

**Motion passed 7-1-1 with Tom Haggerty not in approval. Saiful Islam could not vote as he was absent from this Special Meeting.**

*The meeting was adjourned at 7:01pm.*

  
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Melisa Zimonjic,  
General Manager

  
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George Zuniga,  
Secretary

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF BOARD OF DIRECTORS**

**DATE: April 8, 2014 at 7:30 PM**

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**PRESENT:** Jerry LoMonte, Howard Geary, Elizabeth O'Hara, Kevin Doyle, Stu Markowitz, John McMorrow, Barbara Collins (arrived at 7:43).

**ABSENT:** Angel Negron

**ATTENDING:** David Becker and Margaret Lowery, DEPM, Roy Lippman, Director under suspension.  
Norma LoMonte, Al Marton, Building Reps

**LOCATION:** 7:30 PM –Building 2 Community Room

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The meeting was called to order at 7:35 by board president Doyle.

Becker read aloud the minutes of the Special Meeting of the Board held on April 3, 2014, at which Director Lippman was suspended from his duties and responsibilities as a director.

Lippman was allowed time to explain his activities that resulted in his suspension.

McMorrow moved, Markowitz seconded, to remove Lippman from the board. **Doyle, O'Hara, Markowitz, LoMonte, McMorrow, Geary voted "Yes." Collins abstained. Motion carried 6-0-1.**

All board members were counseled regarding the appropriate manner in which to conduct open shareholder meetings.

Al Marton gave the Building Reps report. Shareholders have complimented the appearance of the restored terrazzo.

Becker gave the Project Update.

O'Hara gave the Children's Committee and NORC Reports.

LoMonte gave the Finance Committee report.

Geary gave the Public Safety Committee report.

McMorrow gave the Buildings & Grounds Committee report.

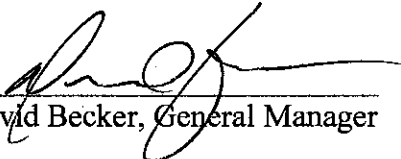
Doyle moved, LoMonte seconded, to approve the March 2014 minutes with one correction. **Doyle, LoMonte, McMorrow, Geary, O'Hara** voted "Yes." Markowitz abstained as he was not present. Collins abstained. **Motion passed 5-0-1.**

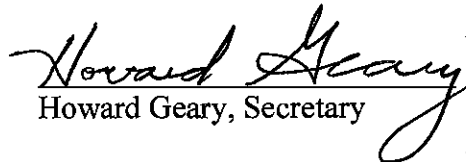
LoMonte moved, Doyle seconded, to approve the March 2014 Executive session minutes. **Doyle, LoMonte, McMorrow, Geary, O'Hara** voted "Yes." Markowitz abstained as he was not present. Collins abstained. **Motion passed 5-0-1.**

Doyle moved, Collins seconded, to open the May board meeting to all shareholders. **Motion passed 7-0.**

Lowery detailed her conversation with HPD regarding opening the waiting lists for the 2 and 3 bedroom apartments,

The regular meeting adjourned at 9:00 PM and the board went into executive session.

  
David Becker, General Manager

  
Howard Geary, Secretary

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: April 14, 2015**

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**PRESENT:** Kevin Doyle, Howard Geary, Elizabeth O'Hara, Anna Anzueta, Anne Andrusko, Stu Markowitz, Janet Kregler, Jennifer Gouvatsos, John McMorrow

**ABSENT:** N/A

**ATTENDING:** David Becker and Maria Platis, Douglas Elliman Property Management, Norma LoMonte, Anne Marie Canevari and Dennis McDermott, Building Reps Dean M. Roberts, Norris McLaughlin & Marcus

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6:00 P.M. Meeting with Barbara Collins and her attorney to hear Ms. Collins' position on her removal from the Board. Ms. Collins and her attorney departed at 6:35 P.M. Mr. Roberts will respond to Ms. Collins' letter.

Regular meeting convened at 7:18 P.M.

April 20<sup>th</sup>: Alan Feldman, Director of Management Accounting at DEPM will meet with the Board at 5:30 P.M.

**Committee Reports:**

<b>Buildings &amp; Grounds Committee:</b>	McMorrow reported.
<b>Finance:</b>	Geary reported.
<b>Children's Committee:</b>	Kregler reported.
<b>Power Plant Committee:</b>	Markowitz reported.
<b>Move-ins/Move-outs:</b>	O'Hara reported.
<b>Election:</b>	O'Hara and Platis reported.
<b>Public Safety Committee:</b>	Doyle reported.
<b>Building Reps:</b>	Norma reported.
<b>Ongoing Projects:</b>	There were no questions from the Board.

**Motion was made by Markowitz:** To accept the March 10, 2015 Minutes.

**Seconded by Andrusko. All in favor. Motion carried, 9-0-0.**

**Motion was made by McMorrow:** to keep all rooftop lighting on all-year round.

**Seconded by Geary. All in favor. Motion carried, 9-0-0.**

Regular meeting adjourned at 8:54 P.M.

Executive Session commenced at 8:55 P.M.

Executive Session adjourned at 9:03 P.M.

  
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David Becker, General Manager

  
\_\_\_\_\_  
Elizabeth O'Hara, Secretary

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: April 12, 2016**

**6:30 PM, Building 2 Community Room**

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**PRESENT:** Kevin Doyle, Elizabeth O'Hara, Janet Kregler, Anne Andrusko, Thomas Haggerty, John McMorrow, Richard Orridge

**ABSENT:** Howard Geary

**ATTENDING:** David Becker and Penny Rund, Douglas Elliman Property Management  
Jim Miller, VP, Douglas Elliman Property Management

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Board President Doyle called the meeting to order at 6:40.

Jim Miller, VP at DEPM, introduced himself to the board.

The following committee reports were given:

McMorrow—Buildings & Grounds

Kregler---Children's committee. There may be a flea market in June.

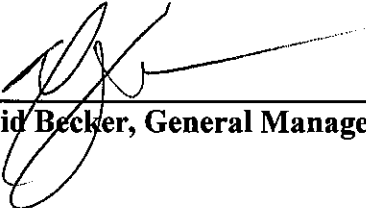
Doyle---Public Safety

Norma LoMonte gave the Building Reps report.

**Kregler moved, Orridge seconded, to accept the March minutes. Motion passed, 6-0-1 (McMorrow abstained as he was not present).**

**McMorrow moved, Haggerty seconded, to accept the proposal from MKM Engineering to prepare new specifications for power plant airflow improvements, to correspond with Caterpillar requirements. Motion passed 7-0.**

The meeting was adjourned at 8:45 PM.

  
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**David Becker, General Manager**

  
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**Elizabeth O'Hara, Secretary**



**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: April 12, 2017**

**6:00 PM, Building 2 Community Room**

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**PRESENT:** Kevin Doyle, Thomas Haggerty, Howard Geary, Richard Orridge, Bill Kregler, Jerry LoMonte, Anne Andrusko, Ed Bennett

**EXCUSED:** Andrew Sawicki, (the meeting was rescheduled because of Passover)

**ATTENDING:** David Becker, Douglas Elliman Property Management  
Norma LoMonte, Buildg Rep

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Doyle called the meeting to order at 6:10 PM.

Geary gave the Move-In/Move-Out Committee Report.

**Geary moved, Orridge seconded, to approve the March minutes with one correction. Geary, Doyle, LoMonte, Andrusko, Bennett, Orridge, Haggerty voted "Yes." Kregler voted "No." Motion carried, 7-1.**

**Doyle moved, Kregler seconded, to place electrical submetering on the 2017 Annual Meeting ballot for a Yes?No vote of the shareholders, after a series of informational meetings. Bennett amended the motion to hold these meetings and the vote separately from the Annual Meeting> Orridge seconded. Motion passed unanimously, 8-0.**

Kregler left the meeting at 7:30 PM.

There was discussion of inappropriate activity by a member of the Board regarding contact with our supervising agencies and making accusations about fellow shareholders and management staff that were not valid. Orridge recommended that any documentation that would establish such accusations be produced at the next meeting.

**Meeting adjourned at 7:55 PM.**

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**David Becker, General Manager**

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**Jerome LoMonte, Secretary**

Big Six Towers, Inc.  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

MINUTES OF THE BOARD OF DIRECTORS MEETING

DATE: April 10, 2018

6:00PM, Building 2 Community Room

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PRESENT: Kevin Doyle, Thomas Haggerty, Richard Orridge, Jerry Lomonte, Richard Orridge, Andrew Sawicki, Jonathan Bocanumenth, Edwin Bennett, Barbara Collins, John Gillooly.

ATTENDING: David Becker and Tama Francis, Douglas Elliman Property Management

Jim Miller, VP, Douglas Elliman Property Management

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The Meeting was called to order at 6:00PM by Doyle.

Mr. Miller was told of continuing communication problems from the Management Office. There was discussion of changing the office hours, which will be examined in the near future.

Doyle reported on a phone meeting with HPD Assistant Commissioner Julie Walpert, and another meeting with Nick Gulotta of the mayor's office.

LoMonte gave the Finance Committee report.

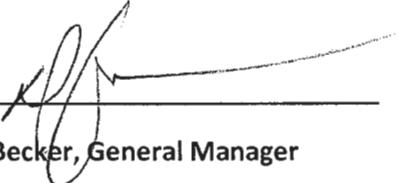
Orridge gave the NORC report.

Bocanumenth gave the Buildings and Grounds report.

**Haggerty moved, Orridge seconded, to accept the March minutes. Motion passed 8-0-1. Sawicki abstained as he was not present at the meeting**

**Sawicki moved, Orridge seconded, to obtain bids and move forward with replacement of one transformer. Motion passed 9-0.**

Meeting adjourned at 8:00PM.

  
\_\_\_\_\_  
David Becker, General Manager

  
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Jerome LoMonte, Treasurer

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

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**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: April 9, 2019**

**6:00 PM, Building 2 Community Room**

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**PRESENT:** Thomas Haggerty, Richard Orridge, Jerry LoMonte, John Gillooly, Richard Orridge, Barbara Collins, Jonathan Bocamunenth, Howard Geary.

**ABSENT:** Andrew Sawicki, Ben Rodriguez

**ATTENDING:** David Becker, Douglas Elliman Property Management  
Building Reps: Norma LoMonte, Al Marton

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

Geary raised concerns and objections to the engineering firm that had been working on the ventilation upgrade in the power plant. His concerns and objections were based on the fact that the same firm had previously worked at the plant under prior management. Bocamunenth recommended a different firm that he is familiar with and discussed how they would potentially go about things with such a project.

**Geary moved, Collins seconded, to cancel the agreement with the current engineering firm pending more due diligence on the engineer Bocamunenth discussed with the Board. They will come to Big Six for a site visit to assess the power plant's ventilation. Geary, Orridge, Bocamunenth, Collins, Haggerty voted "yes." Gillooly, LoMonte voted "no." motion carried 5-2.**

**Gillooly moved, Haggerty seconded, to have the Sunnyside Yards Steering Committee make a presentation at Big Six in May about happenings in the area development-wise. Motion carried 7-0.**

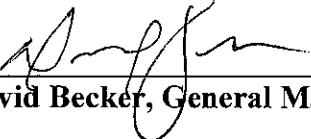
**Geary moved, LoMonte seconded, to allocate \$ 1,200 to the Community Council for spring flower planting. Motion carried 7-0.**

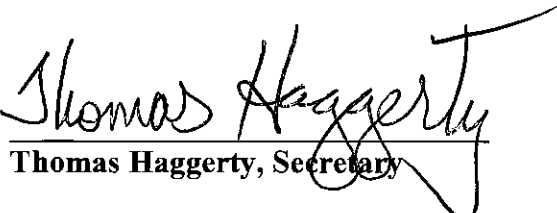
**Geary moved, Gillooly seconded, to permit the Community Council to use some of the 50<sup>th</sup> Anniversary funds for a children's Easter Party.**

**Bocamunenth moved, Orridge seconded, to have the engineers provide a proposal to install an emergency generator at Building 4 so that in the event of an outage, the domestic water supply will remain available. They are also to propose emergency lighting for the power plant and a small generator for it as well. Motion carried 7-0.**

Norma LoMonte and Al Marton gave the Building Reps report. Kevin Doyle gave a Community Council report.

Meeting adjourned at 7:30.

  
\_\_\_\_\_  
**David Becker, General Manager**

  
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**Thomas Haggerty, Secretary**

Big Six Towers, Inc.  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: April 22, 2020**

**4:00 PM CONFERENCE CALL BOARD MEETING**

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PRESENT ON THE CONFERENCE CALL:

- Kevin Doyle
- Howard Geary
- Thomas Haggerty
- Jerome LoMonte
- Barbara Collins
- Ben Rodriguez
- Richard Orridge
- Jonathan Bocanumenth
- Jim Miller, DEPM
- Liya Rakhimova, DEPM
- Melisa Zimonjic, DEPM

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Kevin Doyle called the conference call meeting to order at 4:00pm. It was discussed to have Mr. Woods reduce his monthly budget and have Management look over any purchase orders before they are to be put through. Kevin Doyle made a few motions during the conference call.

1<sup>st</sup> motion was to have Management fill out the HDC Forbearance request form.

2<sup>nd</sup> motion was made to make our Power Plant vendors & Big Six Towers employees a priority to be paid first.

3<sup>rd</sup> motion was made to have Mr. Woods reduce his monthly cost and have Management look over and approve purchase orders before being put through.

- **Doyle moved, Orridge seconded, to approve the HDC forbearance request form be done by Management. Motion carried 8-0.**
- **Doyle moved, Bocanumenth seconded, to approve the financial priority for Power Plant vendors and Big Six Employees. Motion carried 8-0.**
- **Bocanumenth moved, Orridge seconded, to approve Mr. Woods monthly cost reduction and Managements approval on purchase orders beforehand. Motion carried 8-0.**

*Conference call ended at 5:08pm.*

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**Liya Rakhimova, General Manager**



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**Richard Orridge, Secretary**

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: April 13th, 2021**

**5:30 PM BOARD MEETING via ZOOM/IN PERSON**

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**PRESENT:**

- **Kevin Doyle**
- **Thomas Haggerty**
- **Lorraine McAndrews**
- **Richard Orridge**
- **Barbara Collins - via Zoom call**
- **Jerry LoMonte - via Zoom call**
- **Jonathan Bocanumenth**
- **Howard Geary**
- **Ben Rodriguez - via Zoom call**
- **Sanela Osmanovic, DEPM**
- **Melisa Zimonjic, DEPM**

**GUEST:**

- **Michael Reilly, Norris McLaughlin**
- **Jerry Newman, Big Six Towers Director of Public Safety**
- **Jon Colatrella, Howard L. Zimmerman**
- **Michael Gallagher, JAM Service Company**
- **John Gillooly**
- **Joshua Schik, Locations Commercial Real Estate**

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Kevin Doyle called the Board meeting to order at 5:38pm.

The meeting began with a brief update from Jerry Newman, Director of Public Safety. The update consisted of the monthly statistics regarding police related incidents. Further discussed was a patrol vehicle and staff overtime. Jerome Newman was excused from the meeting after an update was given.

An informational presentation by Jon Colatrella from HLZA and Michael Gallagher from Jam Service was given regarding Local Law 152. Furthermore, discussed was the steam trap project that will need to commence when the heating season is over. John Gillooly was present during this part of the meeting as he is part of the Power Plant Committee.

A Legal Report was given by Michael Reilly.

The meeting continued with an update from our commercial leasing agent, Joshua Schik who is working diligently on occupying the vacant gym space located in the shopping center.

Management brought forward to the Board the thought of re-opening the Building 2 Community Room with 50% capacity, the Board agreed on having Management start taking Community Room reservations effective May 1st.

1<sup>st</sup> motion was to approve the inspection on Building 7 gas lines by Jam Service Company.

- **Doyle moved, Howard seconded, to approve. Motion carried 8-0, vote was not received by Barbara Collins.**

2<sup>nd</sup> motion was to put out to bid the Steam Trap Project.

- **Doyle moved, Jonathan seconded, to approve. Motion carried 8-0, vote was not received by Barbara Collins.**

3<sup>rd</sup> motion was to present to HPD the request for a Utility Pass Through regarding the implementation of a water surcharge to cover for unbudgeted water charges incurred by the complex.

- **Doyle moved, Richard seconded, to approve. Motion carried 6-2 with Thomas Haggerty and Howard Geary not in approval, vote was not received by Barbara Collins.**

4<sup>th</sup> motion was to approve the purchase of additional surveillance cameras by Johnson Controls.

- **Howard moved, Doyle seconded, to approve. Motion carried 6-2 with Thomas Haggerty and Jonathan Bocanumenth not in approval, vote was not received by Barbara Collins.**

5<sup>th</sup> motion was to accept the new Maintenance Repair Charges.

- **Doyle moved, Richard seconded, to approve. Motion carried 8-0, vote was not received by Barbara Collins.**

Internet motion was made to have Power Cooling move forward with the installation of the Chiller/Cooling Tower.

- **6 internet votes were to approve, 2 votes were against (Thomas Haggerty and Howard Geary). Vote was not received by Jonathan Bocanumenth.**

Internet motion was made to accept the March 9<sup>th</sup>, 2021 Board Meeting Minutes.

- **5 internet votes were to approve. Votes were not received by Jonathan Bocanumenth, Ben Rodriguez, Thomas Haggerty, and Richard Orridge.**

*The meeting was called at 8:07 pm.*

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**Sanela Osmanovic,  
General Manager**

*Richard Orridge*  
**Richard Orridge,  
Secretary**

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: April 12<sup>th</sup>, 2022**

**6:00 PM BOARD MEETING**

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PRESENT:

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

GUEST:

- **Michael T. Reilly, Norris McLaughlin**

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Mary Lisanti called the **Board meeting** to order at 6:10PM.

The meeting began with review and approval of March 8<sup>th</sup>, 2022, Board Meeting Minutes.  
**March Minutes were approved by all present Board Members.**

General Manager, Maria Platis gave an update about the current situation with the Boiler Room. It was expressed that a Boiler Room Design is the first phase required in order to restore the Boiler Room damages as a result of Hurricane Ida.

Motion was to approve the owner representative's, Michael J. McMahon's, proposal from New Concept Engineering and move forward with the Boiler Room Design.

- **Lorraine moved, Richard seconded, to approve. Motion carried 9-0.**

Maria Platis presented to the Board a Project Timeline for the Local Law 11 9<sup>th</sup> Cycle FISP Repair. We hope to begin commencement of construction this upcoming fall.

The Board Meeting continued with discussion about critical upcoming work needed to be done in Building 4 pump room. Scope of the work is to replace defective check valves. It was advised that this work will take place during the night to avoid any inconvenience of water consumption during the day.



2nd motion was to accept JAM Service Company's proposal for Bldg. 4 pump room valve replacements.

- **Doyle moved, Jonathan seconded, to approve. Motion carried 9-0.**

Kevin Doyle brought forward a request to the Board to begin the Flea Market Events at Big Six. Kevin advised that he would like to have about 3-5 Flea Markets at Big Six this upcoming spring/summer. It was agreed that the event will be held between buildings 6 and 7.

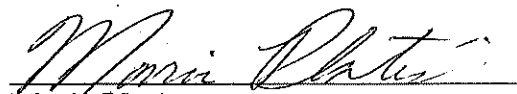
3<sup>rd</sup> motion was to begin the Flea Market events at Big Six Towers between Buildings 6 and 7 in the amount of \$15 per table.

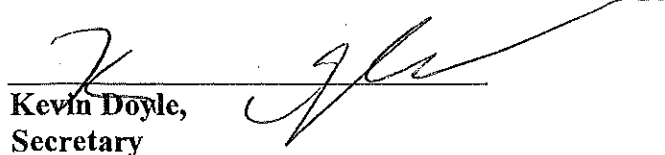
- **Doyle moved, John seconded, to approve. Motion carried 9-0.**

The General Manager gave an update on the ongoing projects to the full Board.

Management advised the Board that they will be conducting a parking audit on all Big Six parking lots to confirm parked cars have the adequate Big Six parking sticker on the vehicle's windshield.

*The meeting was called at 7:32pm.*

  
\_\_\_\_\_  
**Maria Platis,**  
**General Manager**

  
\_\_\_\_\_  
**Kevin Doyle,**  
**Secretary**

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

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: April 18th, 2023**

**6:00 PM BOARD MEETING**

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PRESENT:

- John Gillooly
- Lorraine McAndrews
- Thomas Haggerty
- Mary Lisanti
- Howard Geary
- Barbara Collins – *Joined the Board Meeting at 6:22pm*
- Ernestine Williams
- Jonathan Bocanumenth
- Maria Platis, Metro Management
- Melisa Zimonjic, Metro Management

GUEST:

- Michael T. Reilly, Norris McLaughlin

ABSENT:

- Peter Nowik
- 

John Gillooly called the **Board Meeting** to order at 6:04PM.

The meeting began with approval of minutes.

Motion to accept the March 14, 2023, Board Meeting Minutes.

- **L. McAndrews moved, J. Gillooly seconded, to approve. Motion carried**  
**6-2-1 Howard Geary and Mary Lisanti abstained from voting as they were absent for this meeting. Peter Nowik was unable to vote as he was absent for this Board Meeting.**

The Manager's Report was presented by Maria Platis. Maria discussed the upcoming SCRIE event with Julie Won's office and HPD's office. Maria also briefly mentioned the SHRED event that is scheduled on May 11<sup>th</sup>, 2023. Flyers for both events have been posted in all common areas of the buildings. Next topic for discussion was the Building Rep Committee, Maria asked the Board for approval of a volunteer looking to join the Building Rep Committee and a new Liaison for the Building Reps. Management advised the Board that they did vet the volunteer and is qualified to join the committee. The following motions were made.

Motion is to approve Volunteer Damon Dolabaille to join the Building Rep Committee.

- **J. Gillooly moved, L. McAndrews seconded, to approve. Motion carried**  
**7-2 Barbara Collins and Peter Nowik were unable to vote as Barbara was late for this portion of voting and Peter Nowik was absent for this meeting.**

Motion is to approve Howard Geary as the Building Rep Liaison.

- **J. Gillooly moved, T. Haggerty seconded, to approve. Motion carried 7-2 Barbara Collins and Peter Nowik were unable to vote as Barbara was late for this portion of voting and Peter Nowik was absent for this meeting.**

A Treasurer's Report was prepared by Mary Lisanti, she gave an update on our current unpaid bills.


The next topic on the agenda was discussion about the Power Plant and the new Green Laws. Jonathan Bocanumenth who is chair of the Systems and Structures committee presented. It was discussed that in order for the current Power Plant to receive a renewal of the Certificate to Operate, Big Six Towers will need to provide DEP a selected option and a schedule for compliance for the new Local Laws. It was presented that there are three options Big Six Towers can move forward with, which is going full Con-Ed, upgrading the current Power Plant to meet the requirements or selecting the Hybrid version which will be Con-Ed and Power Plant both together. Big Six Towers did have an Engineering Company do a study on our options and it was recommended to go with the Hybrid option. The reason is that it provides a hedge against future electricity cost increases without a likely increase in life cycle cost, and if carbon emission penalties in the mid 2040's necessitate that the engines be reduced in operation, the connection to Con Edison grid would already be in place to provide a seamless transition.

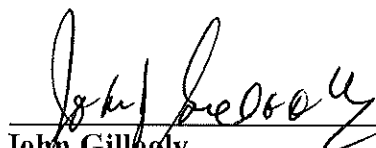
Motion is to move forward with Waldron's recommendation and choose the hybrid option which is both Con-Edison and upgrading the current Engines to meet compliance standards.

- **J. Gillooly moved, L. McAndrews seconded, to approve. Motion carried 6-2-1 with Barbara Collins and Ernestine Williams not in approval. Peter Nowik was unable to vote as he was absent for this Board Meeting.**

The arrears report was presented by Melisa Zimonjic. It has been advised that since hiring Sontag & Hyman who is our new Landlord Tenant Attorney, Management has seen a substantial amount of collection in arrears. We hope to continue updating the Board with good news.

*The meeting was called at 7:54pm.*

  
\_\_\_\_\_  
Maria Platis,  
General Manager

  
\_\_\_\_\_  
John Gillyoly,  
Board President

Big Six Towers, Inc.  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

**MINUTES OF BOARD OF DIRECTORS**

**DATE: August 13, 2013 at 6:30 PM**

---

**PRESENT:** Joanne Burns, Lauren Kim, Jerry LoMonte, Stu Markowitz, Lorraine McAndrews, Kevin Doyle, John McMorrow

**ABSENT:** Lou Messina, Harry Papazian

**ATTENDING:** David Becker, Douglas Elliman Property Management  
Norma LoMonte and Al Marton, Building Rep Program

**LOCATION:** 6:30 PM –Building 2 Community Room

***THIS MEETING WAS OPEN TO ALL SHAREHOLDERS***

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The meeting was called to order at 6:30 by President Lorraine McAndrews. She reminded the shareholders present that they were present to observe the meeting but not to participate. The board members present introduced themselves.

Norma LoMonte gave the Building Reps report.

Jerry LoMonte gave the Finance Committee report.

McMorrow gave the Buildings & Grounds Committee report.

LoMonte moved, Markowitz seconded to accept the bid from Fiorini Landscaping for grounds repair to the area between buildings 6 & 7 at a cost of \$ 6,000.00. **Motion passed 7-0.**

Kim moved, Burns seconded to accept the proposals for replacement of the playground sprinkler supply equipment at a cost of \$ 22,000.00. This installation will significantly reduce the amount of water that is now wasted by the sprinkler, with a concurrent reduction in our water bills. **Motion passed 7-0.**

Doyle gave the Public Safety Committee report.

McAndrews gave the NORC report.

McAndrews gave the 50<sup>th</sup> Anniversary Committee report.

Doyle moved, Markowitz seconded to allow a greenmarket to operate on the shopping center property Wednesdays for four to six weeks. **Motion passed 7-0.**

Markowitz gave the Powerhouse Committee report.

McAndrews moved, Kim seconded to accept the July minutes with minor revisions. Doyle, LoMonte, McMorrow, Burns, Kim voted Yes. Markowitz abstained because he was not present at the meeting. **Motion carried 6-0-1.**

LoMonte moved, Markowitz seconded, to make a resolution to utilize existing HDC funds to pay for the power plant upgrades. **Motion carried 7-0.**

McMorrow moved, Doyle seconded to use \$ 1,000.00 from the 50<sup>th</sup> Anniversary funds to mulch various areas. **Doyle, LoMonte, McMorrow, Burns, Markowitz, McAndrews voted Yes. Kim voted No. Motion carried 6-1.**

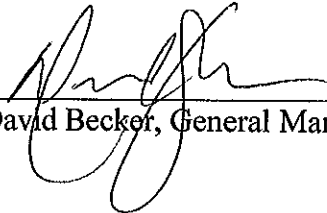
McMorrow moved, LoMonte seconded to use \$ 100.00 from the 50<sup>th</sup> Anniversary funds to install new soil and plant perennials near Building 3. **Motion carried 7-0.**

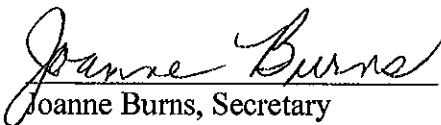
McMorrow moved, LoMonte seconded to use \$ 100.00 from the 50<sup>th</sup> Anniversary funds to install a commemorative plaque on the stone near Building 3. **Motion carried 7-0.**

McAndrews volunteered to oversee the annual election process.

LoMonte moved, Doyle seconded to adjourn to Executive Session. **Motion carried 7-0.**

The regular meeting adjourned at 7:45 PM.

  
\_\_\_\_\_  
David Becker, General Manager

  
\_\_\_\_\_  
Joanne Burns, Secretary

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF BOARD OF DIRECTORS MEETING**

**DATE: August 12, 2014 at 6:30 PM**

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**PRESENT:** Kevin Doyle, Jerry LoMonte, Edwin Bennett, Howard Geary, John McMorrow, Stu Markowitz.

**ABSENT:** Angel Negron, Elizabeth O'Hara, Barbara Collins.

**ATTENDING:** David Becker and Larry Vitelli, Douglas Elliman Property Management. Norma LoMonte, Al Marton, Anna Marie Canevari, Frank Meyer, Janet Kregler, Building Reps Program. Charles Barrall of Foley Equipment, Mike Olech, Big Six Power Plant foreman.

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Charles Barrall reviewed proposed "labor blocks" for mechanical work on the power plant engines as Big Six seeks a permanent Class A mechanic for the future. The Board asked questions of Mr. Barrall.

Doyle called the meeting to order at 7:10 PM.

Becker gave the Project Update.

Norma gave the Building Reps report. She encouraged people to participate in the program, and complimented the work of the porter assigned to Building 3. Anna Marie and Al passed along complaints and comments regarding the laundry room upgrades.

LoMonte gave the Finance Committee report.

Geary gave the Public Safety Committee report.

McMorrow gave the Buildings and Grounds Committee report.

Markowitz moved, LoMonte seconded, to accept the July minutes. **Geary, LoMonte, Bennett, Markowitz, Doyle, voted "Yes." McMorrow abstained as he was absent from the meeting. Motion carried 5-0-1.**

McMorrow departed the meeting at 8:15 PM.

Geary moved, Bennett seconded, to remove the workshop structure in the cellar of Building 6. **Motion carried 5-0.**

The regular meeting adjourned at 8:35 PM. A pending motion was tabled for discussion the following day.

The board reconvened August 13<sup>th</sup> at 1:30 PM in the management office Markowitz moved, Geary seconded, to accept the proposal from Foley Equipment for a block of 24 hours. Becker was instructed to discuss with Foley the possibility of extending this block to 40 hours if necessary. **Motion carried 6-0.**

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David Becker, General Manager

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Howard Geary, Secretary

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: August 23, 2016**

**6:00 PM, Building 2 Community Room**

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**PRESENT:** Kevin Doyle, Janet Kregler, Anne Andrusko, Thomas Haggerty, Richard Orridge, Howard Geary, Elizabeth O'Hara

**ABSENT:** John McMorrow

**ATTENDING:** David Becker and Tama Francis, Douglas Elliman Property Management Ben Jones, Hitzinger USA, John Patierno and Joe Szabo, Protective Power Systems & Controls, and Michael Olech, Big Six Power Facility Foreman. Building Reps Norma LoMonte and Albert Marton joined the meeting at 7:00 PM

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Mr. Jones, Mr. Patierno, and Mr. Szabo made a presentation about DRUPS Uninterruptible Power Supply equipment manufactured by Hitzinger USA. The board asked questions regarding the technology.

The regular meeting commenced at 7:40 PM.

Committee reports were given by Doyle (Public Safety), O'Hara (Move-in/Move-out), Geary (Finance), and Kregler (Children's)

The Pumpkin Patch event will be held October 15.

Norma LoMonte gave the Building Reps report. She requested that individual building meetings be held in order to encourage shareholders to participate in the Annual Election. The Building Reps will be scheduling these meetings and a board member will also try to attend each one.

**Kregler moved, Haggerty seconded, to approve the July minutes. Motion carried 7-0-1 (O'Hara abstained as she was not present.)**

Meeting adjourned at 9:15

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**David Becker, General Manager**

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**Elizabeth O'Hara, Secretary**



**Big Six Towers, Inc.**  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: August 8, 2017**

**6:00 PM, Building 2 Community Room**

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**PRESENT:** Kevin Doyle, Thomas Haggerty, Howard Geary, Richard Orridge, Jerry LoMonte, Anne Andrusko

**PRESENT BY TELEPHONE:** Edwin Bennett, Andrew Sawicki

**ABSENT:** William Kregler (suspended)

**ATTENDING:** David Becker and Tama Francis, Douglas Elliman Property Management

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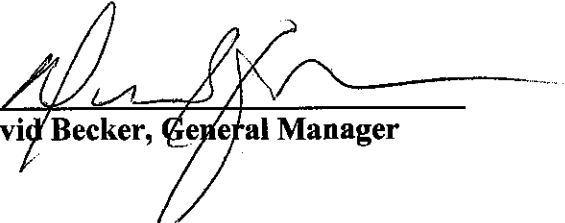
Doyle called the meeting to order at 5:15 PM. This was a special meeting of the Board and so members were allowed to attend by telephone.


**Geary moved, Orridge seconded, to remove Kregler as a Director. The motion was: "Director Kregler has declined 3 times to address the Board regarding violation of his signed confidentiality agreement and longstanding Board policy. He has denied the Board the opportunity to question and counsel him." Motion carried 8-0.**

The meeting went into regular session and Bennett and Sawicki were excused.

**Andrusko moved to accept the July minutes with corrections. Orridge seconded. Motion carried 6-0.**

Meeting adjourned at 7:35 PM.

  
\_\_\_\_\_  
**David Becker, General Manager**

  
\_\_\_\_\_  
**Jerome LoMonte, Secretary**

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: August 13, 2018**

**6:00 PM, Building 2 Community Room**

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**PRESENT:** Kevin Doyle, Thomas Haggerty, Richard Orridge, Jerry LoMonte, John Gillooly, Andrew Sawicki, Jonathan Bocamuneth, Barbara Collins, Edwin Bennett.

**ATTENDING:** David Becker, Douglas Elliman Property Management

**GUEST:** Mark Papish, Assembly Member Barnwell's office

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Doyle Called the meeting to order at 6:00 PM.

Mr. Papish and the Board discussed continuing issues and frustrations with various city agencies. There are ongoing conflicts and inconsistencies between departments and agencies of the city government. There was also discussion of the future of affordable housing.

Norma LoMonte gave the Building Reps report. Management was informed of the possible presence of illegal sublets and will investigate. Sublets are not permitted at Big Six Towers under any circumstances, and management pursues such situations aggressively. Shareholders are urged to report such situations.

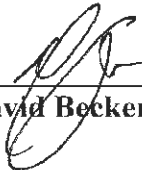
Future board discussions of current plumbing issues may be conducted via email.

**Sawicki moved, Bocamuneth seconded, to approve July 2018 minutes. Motion passed 9-0.**

Management was directed to have Big Six counsel review and prepare proposed By-Law amendments as soon as possible.

Management was directed to prepare a memo to all shareholders, to be posted during the election season, regarding the security of ballot box keys, which are in the sole possession of the election company..

**Meeting adjourned at 8:00 PM.**

  
\_\_\_\_\_  
**David Becker, General Manager**

  
\_\_\_\_\_  
**John Gillooly, Secretary**

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: August 13, 2019**

**6:00 PM, Building 2 Community Room**

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**PRESENT:** Howard Geary, Jonathan Bocanumenth, Thomas Haggerty, Jerome LoMonte, Barbara Collins.

**ABSENT:** John Gillooly, Andrew Sawicki, Richard Orridge, Ben Rodriguez.

**ATTENDING:** David Beckers, Douglas Elliman Property Management  
Don Speranza and Don Cristiano, Nouveau Elevator

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

The Board discussed with the Nouveau reps recent and repeated shutdown problems at Bldg. 7. Mr. Cristiano reviewed conditions regarding existing control board equipment. Due to obsolescence, certain control elements are becoming more scarce, which contributes to delays correcting shutdowns. Upgrades may become necessary for these controllers as they become scarcer. Nouveaus reviewed their supervisory monitoring system, and future equipment compatibility issues. They also discussed new code requirements likely to be instituted in 2027, specifically a device called a rope gripper, and they will closely monitor their service calls that may arise in the future.

Bocanumenth gave the Buildings & Grounds committee report.

Collins discussed the apartment renovation work.

**LoMonte moved, Haggerty seconded, to approve the July minutes. Motion passed 5-0.**

**Geary moved, LoMonte seconded, to engage MK Elections for the 2019 Annual Election. Motion passed 5-0.**

The board discussed the work necessary to replace steam traps in every apartment.

Haggerty and Geary reviewed Local Law 97 obligations that may have to be implemented by 2035. These requirements will pertain to the emissions produced by the co-op's combustion equipment.

Meeting adjourned at 8:00 PM.

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**David Becker, General Manager**

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**Thomas Haggerty, Secretary**

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: August 11, 2020**

**5:30 PM BOARD MEETING**

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**PRESENT:**

- **Kevin Doyle**
- **Howard Geary**
- **Thomas Haggerty**
- **John Gillooly**
- **Jerome LoMonte**
- **Richard Orridge**
- **Barbara Collins**
- **Jonathan Bocanumenth**
- **Ben Rodriguez**
- **Sanela Osmanovic, DEPM**
- **Brendan Keany, DEPM**
- **Michael T. Reilly, Noris McLaughlin**
- **Neil Kaufman, NNK**
- **Darren Newman, NNK**

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Kevin Doyle called the Board meeting to order at 5:36pm.

Kevin brought forward a shareholder request to be added to the internal three bedroom waitlist before the required one year wait period after having moved to Big Six, the motion was approved by the Board.

Previous Board decision, via email on July 18, 2020, to rent additional parking spots on the shopping center roof was discussed. It was noted that the motion was approved by seven Board members, there was no email response from Jonathan Bocanumenth and Jerome LoMonte.

Hasko Muric, the new Director of Maintenance, was introduced to the full Board.

Newman, Newman & Kaufman, LLP presented the Big Six Operating Budget for the year ending June 30, 2021. The motion was approved unanimously.

July 2020 Board Minutes were reviewed and approved unanimously after noting a misspelling in the minutes.

A final analysis on elections companies for the 2020 Annual Meeting was completed it was decided that MK Elections would be awarded the 2020 contract.

The Legal Report was presented by Michael Reilly. Big Six Fitness lease was discussed and it was agreed that Management, Kevin Doyle and Michael Reilly would make an offer to Big Six Fitness to allow for the surrender of their space.

Proposals for the upcoming Five-Year Sprinkler Flow tests were reviewed and it was agreed that Jam Plumbing would be awarded the job.

HLZA Gas Piping Survey proposal was reviewed and approved unanimously by the Board.

Complex landscaping was discussed and it was agreed that a plan would be devised to move away from using landscapers and having more done in-house.

A discussion about the status of the elevators was had and the Board asked that Management obtain proposals from VDA for necessary elevator upgrades.

1<sup>st</sup> motion was to approve shareholder request.

- **Doyle moved, Rodriguez seconded, to approve. Motion carried 5-1 with Jerry LoMonte not in approval.**

2<sup>nd</sup> motion was to approve the 2021 operating budget.

- **Doyle moved, Geary seconded, to approve. Motion carried 9-0.**

3<sup>rd</sup> motion was to award MK Elections contract for Big Six 2020 Annual Election.

- **Orridge moved, Collins seconded, to approve. Motion carried 9-0.**

4<sup>th</sup> motion was to allow for Management, Kevin Doyle and Michael Reilly to offer a surrender agreement to Big Six Fitness.

- **Geary moved, Gillooly seconded, to approve. Motion carried 9-0.**

5<sup>th</sup> motion was to award Jam Plumbing the responsibility of completing the upcoming Five-Year Sprinkler Flow Tests that are due.

- **Geary moved, Doyle seconded, to approve. Motion carried 9-0.**

6<sup>th</sup> motion to approve HLZA Gas Piping Survey.

- **Doyle moved, Geary seconded, to approve. Motion carried 9-0.**

*The meeting was called at 8:07 pm.*

---

**Sanela Osmanovic,  
Temporary Assistant Property Manager  
Secretary**



**Richard Orridge,**

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: August 3rd, 2021**

**6:00 PM BOARD MEETING**

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**PRESENT:**

- **Kevin Doyle**
- **Thomas Haggerty**
- **Lorraine McAndrews**
- **Richard Orridge**
- **Barbara Collins - *via zoom call***
- **Ben Rodriguez**
- **Jerry LoMonte**
- **Jonathan Bocanumenth**
- **Howard Geary**
- **Sanela Osmanovic, DEPM**
- **Melisa Zimonjic, DEPM**

**GUEST:**

- **Michael Reilly, Norris McLaughlin - *via zoom call***
  - **David Baron, Metro Management**
- 

Kevin Doyle called the Board meeting to order at 6:03pm.

The meeting began with discussion about having LED exterior building lights installed. This is a way to maximize energy efficiency at Big Six Towers. Approximately 105 lights will be installed across the complex, with 8 being kept as backups. It was also noted that this installation will be done by our Maintenance employees to reduce costs.

Moving forward the Board asked Management to have the Architects of Lawless + Mangione do a Roof Level Assessment report for the Shopping Center. The Board discussed the roof evaluation with each other, questions, comments, and concerns were brought up. It was noted to have a call scheduled for some further questions with the Architects.

On the July 28<sup>th</sup> Finance Meeting the Board unanimously approved the draft budget for the year ending June 30, 2022. It was also noted that at this time there will be no maintenance increase implemented for the year 2022.

Michael Reilly presented a Legal Report to the Board.

The Board wished Sanela Osmanovic the best and expressed what a pleasure it was having her at Big Six Towers, as she will no longer be the General Manager at Big Six effective August 31st. The Board noted that the position has been filled by Maria Platis who will be taking on the role

as General Manager. Metro Management is set to be the managing agent for Big Six Towers September 1<sup>st</sup>, 2021.

July 13<sup>th</sup>, 2021, Board Meeting Minutes were reviewed and approved by all present Board Members.

The Board proceeded with a motion.


1<sup>st</sup> motion was to begin the installation of the LED Exterior Building Lights across the complex.

- **Doyle moved, Haggerty seconded, to approve. Motion carried 9-0.**

*The meeting was called at 7:17 pm.*

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**Sanela Osmanovic,  
General Manager**

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**Richard Orridge,  
Secretary**



Big Six Towers, Inc.  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: August 9, 2022**

**6:00 PM BOARD MEETING**

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PRESENT:

- Kevin Doyle
- John Gillooly
- Peter Nowik
- Mary Lisanti
- Lorraine McAndrews
- Barbara Collins
- Jerry LoMonte
- Jonathan Bocanumenth
- Maria Platis, Metro Management

ABSENT:

- Richard Orridge
- Melisa Zimonjic, Metro Management

GUEST:

- Michael T. Reilly, Norris McLaughlin
- 

John Gillooly called the **Board meeting** to order at 6:13 P.M.

The meeting began with Approval of Minutes of the June 14, 2022 Board Meeting:

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

Board President, John Gillooly, gave a brief update about the Power Plant and the installation of a temporary external generator.

Discussion of 2022 Annual Meeting and Elections for the Board of Directors.


- **J. LoMonte moved to approve MK Elections proposal. L. McAndrews seconded, to approve. Motion carried 8-0.**

Board President John Gillooly spoke to the Board about the necessary roof work to be completed as each building completes Local Law 11. The roof work needs to be bid out and given to HPD and HDC for review and approval.

- **J. Gillooly moved to engage Rand Engineering to survey and create RFP for roofs and parking deck. K. Doyle seconded, to approve. Motion carried 8-0.**

*The meeting was adjourned at 8:05 pm.*

  
\_\_\_\_\_  
Maria Platis, General Manager

  
\_\_\_\_\_  
John Gillooly, Board President

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

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: August 8th, 2023**

**6:00 PM BOARD MEETING**

---

PRESENT:

- Mary Lisanti
- John Gillooly
- Jonathan Bocanumenth
- Howard Geary
- Barbara Collins
- Lorraine McAndrews
- Ernestine Williams
- Peter Nowik
- Maria Platis, Metro Management
- Melisa Zimonjic, Metro Management

GUEST:

- Michael T. Reilly, Norris McLaughlin

ABSENT:

- Thomas Haggerty
- 

John Gillooly called the **Open Board Meeting** to order at 6:07PM.

The meeting opened up as an Open Board Meeting to all residents at Big Six Towers. John Gillooly began with the first item on the agenda which was approving the minutes.

Motion to accept the July 11<sup>th</sup>, 2023 Board Meeting Minutes with a few corrections to be made.

- **L. McAndrews 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.**

Motion to accept the July 25<sup>th</sup>, 2023 Special Board Meeting Minutes.

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

John Gillooly gave a president's report regarding engine #6 generator in the Power Plant and the status on it. The generator has been sent out for repairs and it was advised by the vendor that they have been having some difficulties in locating a replacement wire that caught on fire and caused this generator to fail. John hopes to have a status of when we can expect the part in the next couple of weeks.

The Treasurer's report was presented by Mary Lisanti. Mary advised that she unfortunately had "no good news to share and the financial condition of the Co-op has not gotten better". The Power Plant continues to have issues and engine #6 is just an example on what Big Six is facing. The payables are currently at \$3.6 million. As always, the Board continues to explore every avenue possible for financial relief for Big Six Towers.

Barbara Collins presented as the Chair of Elections Committee. Election Company proposals have been distributed to all Board members for review. Five (5) Election Company's have submitted proposals. The Board discussed each proposal and proceeded with questions. It was advised that some proposals were vague in pricing and requested that the selection of which company to move forward with be tabled. The Board requested that contracts be included along with the proposals, a special meeting will be called once the requested is received.

Maria Platis gave a General Manager's report and discussed the Bike Rooms, a memo will be posted in the common areas of the buildings advising residents to please remove their bikes from the rooms. The reason for this is because the bike rooms will be reorganized and repainted, a reminder before the deadline will be posted again. Next item on the report was scheduling the House Rules meeting and Big Six's Insurance Broker to come speak with the Board. It was discussed that both items will have a special meeting called. Ms. Williams advised that a separate meeting didn't need to be held for the House Rules. The House Rules proposed changes will come before the Board at its September Board meeting for discussion and voting amongst the entire Board.

Melisa Zimonjic advised all that the 2021 Mitchell-Lama audit will be conducted as per HPD 'Housing Preservation and Development'. Melisa advised that if a resident has been audited, they will be receiving a letter and should follow the instructions enclosed. If a resident does not feel comfortable having Management request their taxes from Department of Taxation and Finance, the resident can do so by requesting the Certified Taxes themselves.


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 executive session at 7:12pm. 32 participants joined the Zoom Webinar.

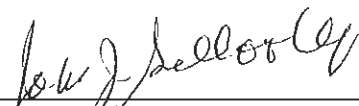
Discussion regarding the Building Rep program ensued. Discussions and consensus concluded that since Big Six now has open Board meetings, regular Information Sessions, as well as, a Shareholder Association organization, that the Building Rep program is redundant and should at this time be suspended.

Motion was made to discontinue the Building Rep program:

- **L. McAndrews moved, H. Geary seconded, to Approve. Motion carried. 6-2-1 with John Gillooly and Peter Nowik not in approval. Thomas Haggerty was unable to vote as he was absent for this Board Meeting.**

*The meeting was called at 8:42pm.*

  
\_\_\_\_\_  
Maria Platis,  
General Manager

  
\_\_\_\_\_  
John Gillooly,  
Board President

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: September 20, 2016**

**6:00 PM, Building 2 Community Room**

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**PRESENT:** Kevin Doyle, Anne Andrusko, Thomas Haggerty, Howard Geary, Elizabeth O'Hara

**EXCUSED:** Richard Orridge

**ABSENT:** John McMorrow

**ATTENDING:** David Becker and Tama Francis, Douglas Elliman Property Management  
Building Reps: Norma LoMonte and Albert Marton  
Guest: Jerome LoMonte

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Mr. LoMonte addressed the board regarding the re-establishment of a Federal Credit Union for the participation of Big Six shareholders. The board asked questions about the benefits of a CU for the shareholders and their families.

**Andrusko moved, Geary seconded, to approve the August 2016 minutes with a typographical correction. Motion passed 5-0.**

The board directed Management to have the Maintenance Department refresh and upgrade the lavatories in the laundry rooms.

Management was directed to obtain bids to automate the interior side doors of the buildings.

Van Deusen Associates will be invited to a board meeting to review the draft elevator maintenance contract prepared by that company.

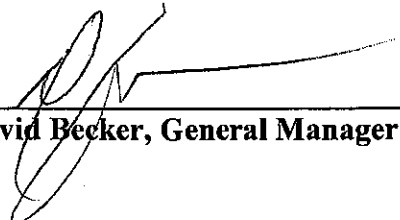
The board and Management discussed the selection process for a new landscaping contract.

**Geary moved, Haggerty seconded, to install locks on the mailroom doors and to distribute keys to all shareholders. Motion passed 5-0.**

**Geary moved, Haggerty seconded, that pending approval of material, that Scorpio GC be engaged to perform any necessary floor replacement in vacant apartments.**

Management will be meeting with the Postmatter of the Woodside USPS Station on September 22 to discuss continuing complaints regarding mail delivery problems.

Meeting adjourned at 7:45 PM.

  
\_\_\_\_\_  
**David Becker, General Manager**

  
\_\_\_\_\_  
**Elizabeth O'Hara, Secretary**

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: October 11, 2016**

**6:00 PM, Building 2 Community Room**

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**PRESENT:** Kevin Doyle, Anne Andrusko, Thomas Haggerty, Howard Geary,  
Elizabeth O'Hara, Richard Orridge, John McMorrow

**ATTENDING:** David Becker and Tama Francis, Douglas Elliman Property Management  
Building Reps: Norma LoMonte and Albert Marton  
Guests: Peter Nalaskowski, President, Greater Metro Credit Union,  
Jerome LoMonte

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Mr. Nalaskowski talked about the background and operations of the Metropolitan Federal Credit Union and answered questions from the board. Membership would be available to all shareholders or Big Six Towers and their families.

The regular meeting commenced at 7:00 PM.

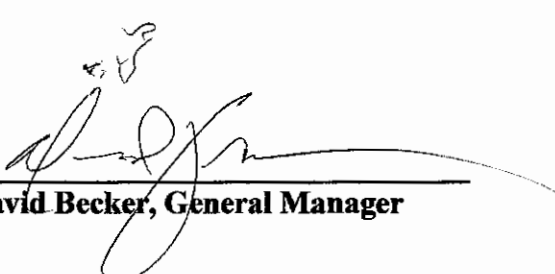
Geary moved, Andrusko seconded, to approve the September 2016 minutes with one correction.  
**Motion passed 6-0-1 (McMorrow abstained as he was not present).**


The board entered executive session at 7:25. The regular session resumed at 7:40.

**Geary moved, McMorrow seconded, to install 6 additional security cameras. Motion passed 7-0.**

All board members were requested to sign a copy of the Big Six Towers Board of Directors Code of Ethics. All current board members agreed to sign. Future board members who decline to sign the Code of Ethics will not be given any confidential information.

Meeting adjourned at 8:00 PM.

  
**David Becker, General Manager**

  
**Elizabeth O'Hara, Secretary**

Big Six Towers, Inc.  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: December 13, 2016**

**6:30 PM, Building 2 Community Room**

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**PRESENT:** Kevin Doyle, Thomas Haggerty, Howard Geary, Richard Orridge, Andrew Sawicki, Bill Kregler, Anne Andrusko, Jerry LoMonte, Ed Bennett

**ATTENDING:** Tama Francis and Alexandria Gagliano, Douglas Elliman Property Management. Guest: Mike Gutman and Jack Zalter, Rosewood Realty

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Mike Gutman and Jack Zalter of Rosewood Realty spoke to the Board about buying the shopping Center and answered question from the Board of Directors.

The regular meeting commenced at 7:09 pm.

Howard Geary made the motion and Richard Orridge seconded and Bill Kregler is against the minutes. **Motion carried 8-1**

Andrew Sawicki made the motion, Bill Kregler seconded for the Nursing home to rent the Child Center Space at the Shopping center. **Motion passed 9-0**

Meeting adjourned at 9:10 PM.

  
Tama Francis, Assistant Property Manager

  
Jerome LoMonte, Secretary

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF BOARD OF DIRECTORS**

**DATE: December 17, 2013 at 7:00 PM**

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**PRESENT:** Kevin Doyle, Jerry LoMonte, Stu Markowitz (arrived at 7:10 PM), John McMorrow, Howard Geary, Elizabeth O'Hara, Roy Lippman, , Angel Negron.

**ABSENT:** Barbara Collins

**ATTENDING:** Larry Vitelli, David Becker and Margaret Lowery, Douglas Elliman Property Management; Dean Roberts, Esq., Norris McLaughlin and Marcus Norma LoMonte, Anne Andrusko, Joseph Levine, Josephine Tang, and Al Marton, Building Rep Program

**LOCATION:** 7:00 PM –Building 2 Community Room

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Board President Doyle called the meeting to order at 7:10 PM.

Mr. Roberts, counsel for Big Six Towers, addressed the board regarding its fiduciary responsibilities, and about the importance of maintaining the confidentiality of proprietary information. Mr. Roberts also discussed the importance of avoiding conflicts of interest through disclosure. He then answered questions from individual board members.

Mr. Roberts left the meeting at 8:25 PM.

Larry Vitelli introduced himself to the board, and extended an invitation to all board members to visit the DEPM offices at 675 Third Avenue.

O'Hara gave the NORC committee report.

McMorrow gave the Children's Committee report, and then gave the Buildings and Grounds Committee report.

Lippman informed the board that the Professional Search Committee will meet at 7:00 PM, Wednesday, January 8, 2014, in the Bldg. 2 Community Room.

LoMonte informed the board that the Finance Committee would hold an evening meeting at 7:00 PM, Monday, January 6, 2014, in the Bldg. 2 Community Room.

Lippman informed the board that the Move-in/Move-out Committee would schedule a meeting with Management the second week of January.

Doyle gave the Public Safety Committee report.

Becker reviewed the Ongoing Projects and answered questions from the board. Becker also informed the board that the Big Six Towers website has now been published at [www.bigsixtowers.com](http://www.bigsixtowers.com). The website was paid for by Douglas Elliman Property Management and will be used as a virtual "bulletin board" for future announcements and posting of board minutes.

O'Hara moved, Markowitz seconded, to approve the November 2013 minutes. **Motion passed, 8-0.**

Negron left the meeting at 9:26 PM.

LoMonte moved, Geary seconded, to approve the installation of a ramp outside the Public Safety office, and to approve the relocation and replacement of the exterior door at that location. **Motion passed, 7-0.**

Lippman moved, McMorrow seconded, to open the January 2014 board meeting to all shareholders. **Motion passed, 7-0.**

McMorrow moved, Markowitz seconded, to accept a proposal from New York Water Management to seek reductions and credits for the Big Six water bills. **Motion passed, 7-0.**

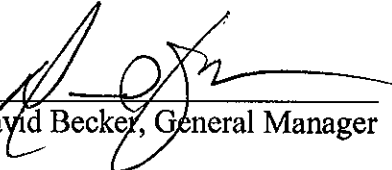
LoMonte moved, Geary seconded, to allow Big Six Fitness to place signage in their windows on Queens Boulevard. **Motion passed, 7-0.**

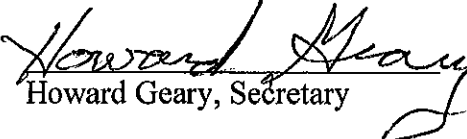
Geary moved, Lippman seconded, to cease full printed distribution of the minutes as of March 2014. The minutes will be published to the Big Six Towers website. Printed copies will be available in the mailrooms, and printed copies will continue to be provided to shareholders who do not have internet access or who are housebound upon request. **Motion passed, 7-0.**

Markowitz moved, LoMonte seconded, for Big Six Towers to host the May 2014 meeting of the Coordinating Council of Cooperatives (CCC). **Motion passed, 7-0.**

There will be a Planning Meeting of the Board on Monday, January 13, at 7:00 PM.

The regular meeting adjourned at 10:30 PM and the board entered Executive Session.

  
David Becker, General Manager

  
Howard Geary, Secretary



Big Six Towers, Inc.  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: December 9, 2014 6:30 PM**

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**PRESENT:** Kevin Doyle, John McMorrow, Howard Geary, Elizabeth O'Hara, Angel Negron (arrived 6:55 PM), Stu Markowitz, Anna Anzueta, Janet Kregler

**ABSENT:** Barbara Collins (arrived with guest. Guest refused access; Ms. Collins departed and was recorded as absent).

**ATTENDING:** Dean Roberts, Esq., Norris McLaughlin & Marcus, David Becker, Douglas Elliman Property Management

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Meeting convened at 6:40 P.M. This was a closed meeting. No Building Reps or Guests were present.

**Presentation by Dean Roberts:** Mr. Roberts addressed the board regarding the duties and responsibilities of board members. He stated that members are obligated to maintain the confidentiality of board meetings. He also stressed the importance of keeping board discussions private and elaborated on the inadvisability of using social media or participating in casual gossip or conversation. He further made recommendations regarding how to address nuisance shareholders. He reviewed appropriate pursuit of any action against shareholders who may be causing a nuisance. Mr. Roberts explained the significance of fiduciary duty, and avoiding conflicts of interest. He reiterated the importance of full disclosure to avoid such situations. The board asked questions about obligations under the co-op's by-laws. The board asked questions regarding e-mails and other communications. Mr. Roberts departed at 7:55 and the board went into Executive Session.

During Executive Session, upon a motion made and seconded, the board voted to remove Directors **Negron** and **Collins** for violations of **Article III, Section 3 of the By-Laws of Big Six Towers, Inc.** Negron left the meeting.

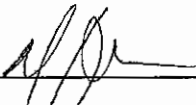
The board went back into regular session at 8:45.

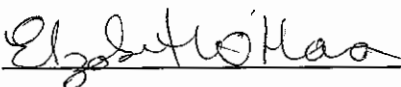
**Motion was made by Markowitz:** To accept the November 2014 Minutes. **Seconded by Anzueta. Motion carried 7-0.**

**Motion was made by Markowitz:** To engage Scorpio Contracting to paint the corridors of Building 7. Upon successful completion, this company will then be engaged to paint the hallways of the other buildings. **Seconded by Anzueta. Motion carried 7-0.**

**Motion was made by Geary:** To set aside 10% of the co-op's utility revenues for emergency capital repairs in the power plant. **Seconded by Kregler. Motion carried 7-0.**

Regular meeting adjourned at 9:15 P.M.

  
\_\_\_\_\_  
David Becker, General Manager

  
\_\_\_\_\_  
Elizabeth O'Hara, Secretary

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: December 8, 2015**

**6:00 PM, Building 2 Community Room**

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**PRESENT:** Kevin Doyle, Howard Geary, Elizabeth O'Hara, Janet Kregler, Dennis McDermott, John McMorrow, Anne Andrusko, Thomas Haggerty

**ABSENT:** Richard Orridge

**ATTENDING:** David Becker and Penny Rund, Douglas Elliman Property Management

**GUEST:** Dean Roberts, Esq., Norris, McLaughlin & Norris

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Doyle called the meeting to order at 6:00 PM

The Board acknowledged the passing of Building Representative Program President Norma LoMonte's mother, a longtime shareholder at Big Six. The Board also acknowledged the passing of Board Member Richard Orridge's mother, who was also a shareholder.

Dean Roberts reviewed the responsibilities of board members. He drew particular attention to the various complications of using social media. Mr. Roberts also discussed the liability limits of board members.

Mr. Roberts left at 7:00 PM.

McDermott moved, Doyle seconded, to approve the November 2015 minutes. McDermott, Doyle, Haggerty, McMorrow, Kregler, Andrusko, voted "yes." Geary and O'Hara abstained as they were not present at the meeting. **Motion carried 6-0-2.**

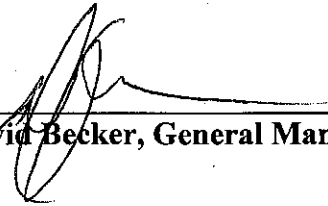
Doyle moved, Andrusko seconded, to accept a 12-month natural gas lock-in contract with Direct Energy provided it is within 1% of the December 8 price. David Becker was instructed to verify the price and execute the contract if acceptable. **Motion carried 8-0.**

McMorrow departed at 8:15 PM.

Andrusko moved, Geary seconded, to approve a maximum purchase price of \$ 21,000.00 for a new vehicle for the Public Safety Department. The insurance settlement for the car that was totaled was approximately \$ 11,000.00 and will offset the purchase. **Motion passed 7-0.**

Management was directed to request HPD to consider allowing new and transferring shareholders to accept apartments in "as is" condition.

The meeting was adjourned at 9:00 PM.



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**David Becker, General Manager**



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**Elizabeth O'Hara, Secretary**

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: December 12, 2017**

**6:00 PM, Building 2 Community Room**

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**PRESENT:** Kevin Doyle, Thomas Haggerty, Richard Orridge, Jerry LoMonte, John Gillooly, Andrew Sawicki, Jonathan Bocamuneth, Barbara Collins, Edwin Bennett.

**ATTENDING:** David Becker and Tama Francis, Douglas Elliman Property Management  
James J. Miller, Senior VP, Douglas Elliman Property Management  
Barbara Roach, Senior VP for Risk Management, Douglas Elliman  
Property Management

---

Doyle Called the meeting to order at 6:00 PM. James Miller answered questions and took comments from the board.

Barbara Roach gave an overview of the insurance renewal process, and answered questions from the board.

Management was reminded of the importance of making announcements and using the One Call Now system.

Committee Reports:

Sawicki: Tech committee

Gillooly: Bldgs & Grounds

LoMonte: Finance committee

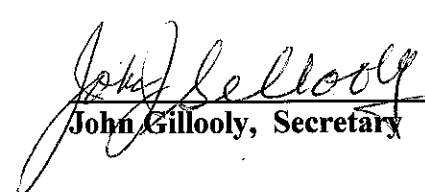
Doyle: Public Safety

**Doyle moved, Sawicki seconded, to approve the confidentiality agreement for Building Representatives. Collins abstained; motion carried 8-0-1.**

**Sawicki moved, Orridge seconded, to approve November minutes. Motion passed, 9-0.**

**Meeting adjourned at 8:00 PM.**

  
\_\_\_\_\_  
**David Becker, General Manager**

  
\_\_\_\_\_  
**John Gillooly, Secretary**

Big Six Towers, Inc.  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: December 11, 2018**

**6:00 PM, Building 2 Community Room**

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PRESENT: Thomas Haggerty, Richard Orridge, Jerry LoMonte, John Gillooly,  
Jonathan Bocamunenth, Barbara Collins, Ben Rodriguez, Richard Orridge

ABSENT: Andrew Sawicki, Howard Geary

ATTENDING: David Becker, Douglas Elliman Property Management  
Alex Lopez, KM Associates

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

Mr. Lopez of KM Associates, our liaison for the NYC Department of Buildings, reviewed the status of the Shopping /Center CO. Since KM Associates was engaged for this work, several open applications dating as far back as the late 1990's have been closed or withdrawn. Many various applications have been opened over the years, further complicating the process of closing them, but progress is being made with NYC DOB.

Bocamunenth gave the Buildings & Grounds Committee report, stating that several projects are moving forward. These include the completion of the steam line replacement between Bldgs 4 & 2, the final stages of the boiler replacement project, and the upgrade to the boiler room sump pumps and pit.

Bocamunenth offered to refer Management to another insulation contractor for the boiler room project.

The board directed Management to execute an agreement with ME Engineering to assess the best approach to addressing the jacket water line providing hot water to Bldgs 6 & 7.

Management was further directed to pursue a new tenant agreement for the former VNS space.

Meeting adjourned at 7:15 PM.

  
\_\_\_\_\_  
David Becker, General Manager

  
\_\_\_\_\_  
Thomas Haggerty, Secretary

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: December 10, 2019**

**6:00 PM, Building 2 Community Room**

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**PRESENT:** Thomas Haggerty, Jerome LoMonte, , Richard Orridge, Barabra Collins .  
Jonathan Bocanumenth, Kevin Doyle

**ABSENT:** , John Gillooly, Howard Geary, Ben Rodriguez

**ATTENDING:** Dean Roberts, Esq., Norris McLaughlin  
David Becker, Douglas Elliman Property Management

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Dean Roberts, Corporate Counsel, met privately with the board to discuss various issues.

The regular meeting began at 6:55 PM.

Becker was instructed to inform HPD that Big Six will be reinstating the \$800 per room refurbishment fee charged to incoming shareholders. This will include a full budgetary review in the near future.

**Doyle moved, Orridge seconded, to publish the November 2019 minutes pending approval by the board in January. Motion passed, 6-).**

**Orridge moved, Doyle seconded, to raise parking fees to \$75.00 per month for FT spaces and \$40 for PT spaces. There will also be a \$10 per month increase for storage units. The increases will be effective February 1, 2020. Doyle, Orridge, Collins, LoMonte voted "yes." Bocanumenth, Haggerty voted "no." Motion carried 4-2. The effective date of the increase was subsequently moved to March 1 by vote held on January 2. The motion carried 7-0-2.**

**Bocanumenth moved, Haggerty seconded, to accept the proposal from VDA to conduct a search for a new elevator service company. Motion carried 6-0.**

The meeting adjourned at 8:20.

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**David Becker, General Manager**

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**Richard Orridge, Secretary**

Big Six Towers, Inc.  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: December 14, 2021**

**6:00 PM BOARD MEETING**

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PRESENT:

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

GUEST:

- Michael T. Reilly, Norris McLaughlin
- Krista Halpin, Norris McLaughlin

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John Gillooly called the **Board meeting** to order at 6:19PM.

The meeting started off with the Board of Director's Fiduciary Duties presented by Michael T. Reilly and Krista Halpin from Norris McLaughlin. This serves as a brief description of the responsibilities of Directors of the Corporation. Some of the key items that were mentioned were the Directors actions and responsibilities on the Board, attendance, governing documents confidentiality, and participation and voting when it comes to making decisions. The meeting proceeded with questions from the Board for Michael Reilly and Krista Halpin.

The Board proceeded with the selection of the Committees.

Michael Reilly presented a Legal Report to the Board.

November 9th, 2021, Board Meeting Minutes were reviewed and approved by all present Board Members from Novembers Board Meeting. Gillooly, Lisanti, and Nowik abstained from voting as they were not on the Board at the time.

The Board selected January dates for three different engineering firms to be interviewed for the feasibility study on the Power Plant and its various ways to distribute power.

Maria Platis provided the Board with the New York State Homeowner Assistance Fund flyer that has been posted in the common areas of the buildings. It was expressed that Management will be reaching out to shareholders who have been facing difficulties paying their maintenance due to the Covid-19 pandemic.

It was briefly mentioned that the Politicians should be invited to upcoming Board Meetings.

Management stated that the lease for Planet Fitness, a prospective tenant for the Shopping Center has been signed.

While on the topic for vacancies and prospective tenants, Management discussed with the Board the potential options for the use of the old Management office and the potential options for the use of the NORC space.

The Board proceeded with motions.

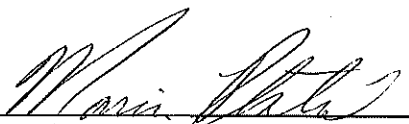
1<sup>st</sup> motion was to have Dan Weeden, the President of ENERActive Solutions be the Owners Rep for the Power Plant.

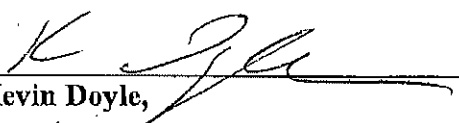
- **Gillooly moved, LoMonte seconded, to approve. Motion carried 8-0 Barbara Collins abstained from voting.**

2nd motion was to utilize the old Management office and the NORC space for the Power Plant Manager, Michael Olech as an office and a live in apartment with a 3-year term with an option of 1 year additional term. The use of such space is subject to his continued employment with Big Six.

- **Doyle moved, Gillooly seconded, to approve. Motion carried 7-2 with Barbara Collins and Lorraine McAndrews not in approval.**

*The meeting was called at 8:05pm.*

  
\_\_\_\_\_  
**Maria Platis,**  
**General Manager**

  
\_\_\_\_\_  
**Kevin Doyle,**  
**Secretary**



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

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: December 20th, 2022**

**6:00 PM BOARD MEETING**

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**PRESENT:**

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

**GUEST:**

- **Michael T. Reilly, Norris McLaughlin**
- 

John Gillooly called the **Board Meeting** to order at 6:18PM.

The meeting began with approval of minutes.

November 15th, 2022, Board Meeting Minutes were reviewed and approved by all present Board Members.

Mary Lisanti presented the Treasurer's report to the full Board. Mary Lisanti expressed that it is crucial to amend the current loan with HDC 'Housing Development Corporation' for various critical projects that must be addressed. The Board proceeded with a motion.

Motion is to repurpose the funds at HDC towards the various critical projects such as the boilers, sump pumps, local law 11 and ventilation system in the power plant.

- **M. Lisanti moved, J. LoMonte seconded, to approve. Motion carried 8-0.**

A President's Report was given by John Gillooly. He provided the full Board with an update on current projects and its status.

Peter Nowik requested to discuss parking and apartment waiting lists along with A/C charges and surcharges. Peter expressed that the parking and apartment waiting lists should be posted on the website anonymously and be maintained. Peter requested that a full distribution memo be sent out to all shareholders providing Management with how many A/C units are in their apartment and advising them

that we are going to use a thermal device to verify. The consensus was that verification of A/C units would be through the annual apartment inspections, which are set to begin this Spring of 2023. Peter further discussed surcharges and requested that Management explain the surcharge calculations. Management advised Peter Nowik that all shareholders who have received a surcharge are able to come to the Management Office by appointment for a detailed explanation for surcharge calculations. Peter Nowik moved forward with the following motion.

Motion is to electronically post the internal apartment waiting list online anonymously.

- **P. Nowik moved, B. Collins seconded, to approve. Motion failed 2-6 with J. Gillooly, M. Lisanti, L. McAndrews, R. Orridge, J. LoMonte and J. Bocanumenth not in approval.**

Management brought forward to the Board discussion for second parking spot requests. In addition, there was discussion, initiated by Management, for the Board to advise on whether the practice of parking succession should remain in place once an applicant has been approved by HPD for succession (in essence: should the parking space that the deceased or vacated resident transfer over if they are approved from HPD?). HPD advised that this is entirely up to the Board. Board proceeded with the following motions:

Motion is that second parking spots cannot be implemented and will be added as a Big Six Towers House Rule.

- **M. Lisanti moved, L. McAndrews seconded, to approve. Motion carried 8-0.**

Motion is if the applicant filing for succession has a Big Six Towers parking sticker and their vehicle has been previously registered with the Management Office you are entitled to keep the parking spot, if succession has been approved by HPD. If the shareholder was grandfathered in and had two parking spots the applicant filing for succession must relinquish the second parking spot or must relinquish both if they do not meet the above requirements.

- **J. Gillooly moved, J. Bocanumenth seconded, to approve. Motion carried 6-2 with P. Nowik and B. Collins not in approval.**

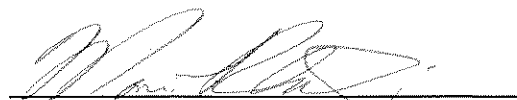
Management gave the Board an update on the status of the Board of Elections and expressed that an extension is necessary as quorum has not been met yet.

Motion is to extend the Board of Elections voting until January 11, 2023.

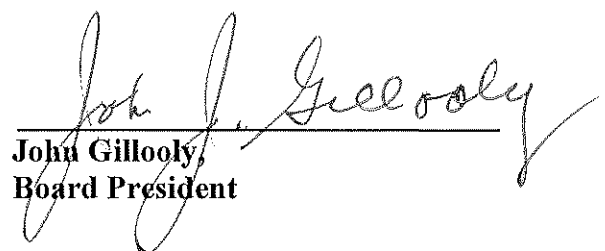
- **M. Lisanti moved, J. Gillooly seconded, to approve. Motion carried 8-0.**

It was agreed to table the Exterminating Company discussion for the next Board meeting in January 2023.

*The meeting was called at 8:58pm.*



**Maria Platis,  
General Manager**



**John Gillooly,  
Board President**

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

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: December 12th, 2023**

**6:00 PM BOARD MEETING**

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PRESENT:

- John Gillooly
- Thomas Haggerty
- Mary Lisanti (arrived at 6:13 P.M. during President's report)
- Barbara Collins
- Lorraine McAndrews
- Ernestine Williams
- Peter Nowik
- Jonathan Bocanumenth (arrived with the start of Closed session at 7:33 P.M.)
- Maria Platis, Metro Management

ABSENT:

- Howard Geary
- Melisa Zimonjic, Metro Management

GUEST:

- Michael T. Reilly, Norris McLaughlin
- 

John Gillooly called the meeting to order at 6:10PM.

The Board proceeded with approval of the November 2023 Minutes.

Motion to accept the November 14, 2023 Board Meeting Minutes.

- **L. McAndrews moved, T. Haggerty seconded, to approve. Motion carried 6-0 (M. Lisanti & J. Bocanumenth had not yet arrived)**

John Gillooly the President's report. He discussed the generator that is out for repair and advised that we should know in the first half of January 2024 if they were able to finally fix it, after fabricating the part needed, and what the ETA on its return.

M. Lisanti followed with the Treasurer's Report and advised that she didn't have anything new to report from her last presentation. The payables are still high, capital work costs remain high that are mandated and that we need to explore all funding sources and options.

A Legal Report was presented by Michael Reilly. Michael discussed Big Six's commercial tenant, Planet Fitness. The Board requested a Zoom call with Norris McLaughlin's real estate litigation attorney, Sharyn Tritto, to discuss all Big Six's options before pursuing. Currently, the tenant wants any money not paid to be waived and a six-month extension added to their current lease to compensate. Zoom call to be scheduled with the Board and Sharyn Tritto.

Maria Platis gave the General Manager's report. She advised that the utility pass-through was approved by HPD. It was advised that Metro Management does have enough time to prepare the maintenance invoices to reflect this pass-through for January 1, 2024, the following motion was made.

Motion to commence the utility pass-through on February 1, 2024.

- **M. Lisanti moved, L. McAndrews seconded, to approve. Motion carried 6-1-2 (Tom Haggerty voted in opposition; H. Geary and J. Bocanumenth not present)**

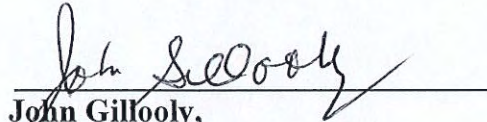
M. Platis advised that the staff holiday party was confirmed to take place in the community room on 12/15/2023 from 3:00 P.M. to 8:00 P.M.

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 was adjourned and the Board entered into Closed Session at 7:33 P.M.

*The meeting was called at 7:32pm.*



**Maria Platis,  
General Manager**



**John Gillooly,  
Board President**

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

**MINUTES OF BOARD OF DIRECTORS BOARD MEETING TO ELECT OFFICERS**

**DATE: February 13th, 2024, at 6:00 PM**

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**PRESENT:** Mary Lisanti, Thomas Haggerty, Ernestine Williams, Peter Nowik, John Gillooly, Saiful Islam, George Zuniga, Denise Keehan-Smith, Ali Haider

**ATTENDED:** Maria Platis, Metro Management - *via zoom*  
Melisa Zimonjic, Metro Management

**GUEST:** Michael T. Reilly, Norris McLaughlin

**LOCATION:** 6:00PM, Bldg. 2 Community Room

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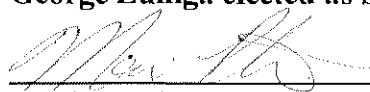
Peter Nowik nominated Denise Keehan-Smith for Board President; Ali Haider seconded the motion. Ernestine Williams, George Zuniga, Saiful Islam voted in favor. John Gillooly, Mary Lisanti and Thomas Haggerty were not in favor. **(6-3)**  
**Denise Keehan-Smith elected as Board President.**

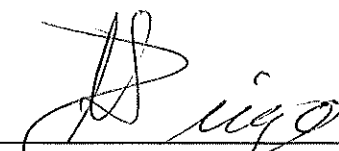
Thomas Haggerty nominated himself for Board President. John Gillooly seconded the motion. Mary Lisanti voted in favor. Denise Keehan-Smith, George Zuniga, Saiful Islam, Ernestine Williams, Peter Nowik and Ali Haider were not in favor. **(3-6) motion failed.**

Peter Nowik nominated Ali Haider as Vice-President; George Zuniga seconded the motion. Denise Keehan-Smith, Ernestine Williams, Saiful Islam voted in favor. John Gillooly and Mary Lisanti chose to abstain. Thomas Haggerty voted in opposition. **(6-2-1)**  
**Ali Haider elected as Vice President.**

Ali Haider nominated Ernestine Williams as treasurer; Peter Nowik seconded motion. Denise Keehan-Smith, George Zuniga and Saiful Islam voted in favor. John Gillooly, Mary Lisanti and Thomas Haggerty voted in opposition. **(6-3)**  
**Ernestine Williams elected as Treasurer.**

Peter Nowik nominated George Zuniga for Secretary; Ernestine Williams seconded the motion. Denise-Keehan Smith, George Zuniga, Saiful Islam, John Gillooly, Mary Lisanti and Thomas Haggerty all voted in favor. **(9-0)**  
**George Zuniga elected as Secretary.**

  
\_\_\_\_\_  
**Maria Platis, General Manager**

  
\_\_\_\_\_  
**George Zuniga, Secretary**

Date of Approval 3/22/24

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: February 1, 2017**

**6:00 PM, Building 2 Community Room**

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**PRESENT:** Kevin Doyle, Thomas Haggerty, Howard Geary, Richard Orridge, Bill Kregler, Ed Bennett, Jerry LoMonte, Anne Andrusko

**ABSENT:** Andrew Sawicki

**ATTENDING:** David Becker and Tama Francis, Douglas Elliman Property Management  
Norma LoMonte, Anna-Marie Carnevari, Al Marton, Building Reps

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Doyle called the meeting to order at 6:15 PM.

There were no committee reports. Norma LoMonte gave the Building Reps report.

**LoMonte moved, Andrusko seconded, to approve the January 2017 minutes.**

**Kregler moved, Haggerty seconded, to approve the contract with Lizardos Engineering for planning and execution of replacement of the heating plant equipment. Motion passed 7-0.**

Orridge left the meeting at 7:00.

Kregler was informed that a vote would be taken to sanction him. He left the meeting at 7:15.

**Doyle moved, LoMonte seconded, to sanction Kregler for:**

- 1) Violating board protocol and the Confidentiality Agreement by directly contacting outside agencies without Board discussion or approval;**
- 2) Refusing to follow long standing Board protocol by discussing a shareholder by name at an open Board meeting and in front of the Building Reps;**
- 3) Making false statements about that shareholder in an open Board meeting and in front of the Building Reps.**

**Motion passed, 6-0.**

**Bennett made the following motion, seconded by Doyle:**

**“This is to reaffirm long standing Board policy prohibiting unauthorized communications by a member of the Board with any Governmental agency, state, local, or national, where**

**the member purports to speak for or on behalf of the Board. Further, members are prohibited from any communication whatsoever, orally or in writing, with any outside vendors or professionals such as attorneys, accountants, engineers, etc., without the express permission of the Board. Any violation of this policy by a member shall subject that member, with proper notice, to removal from the Board by majority vote of the other members of the Board.”**

**Motion passed, 6-0.**

Meeting adjourned 7:45 PM.

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**David Becker, General Manager**

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**Jerome LoMonte, Secretary**

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: February 9, 2016**

**6:30 PM, Building 2 Community Room**

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**PRESENT:** Kevin Doyle, Howard Geary, Elizabeth O'Hara, Janet Kregler, Anne Andrusko, Thomas Haggerty, Richard Orridge, John McMorrow

**ABSENT:** Dennis McDermott

**ATTENDING:** David Becker and Penny Rund, Douglas Elliman Property Management  
Norma Lamonte, Al Marton, Anna-Marie Canevari, Building Reps Program

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Doyle called the meeting to order at 6:30 PM.

The Board accepted the resignation of Director Dennis McDermott.

Building Representative reports were given by: Norma Lamonte

Doyle discussed the 1998 Building Rep guidelines, which all building reps must sign.

**Doyle moved, Andrusko seconded, to extend a 6 month service contract with Architectural Entrance Systems (AES). Motion carried 8-0.**

**Andrusko moved, Orridge seconded, to approve the January 2015 minutes. McMorrow who was not present at the prior meeting abstained. Motion carried, 7-0-1.**

**Geary motioned, Andrusko seconded, to approve the Superstructures engineering proposal for the Cycle 8 LL11 façade inspection. The motion was approved 8-0.**

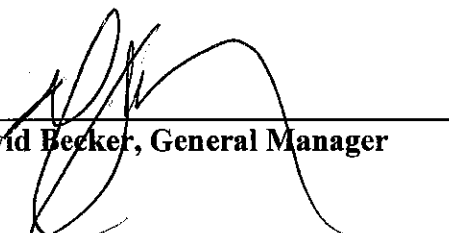
The board entered executive session at 7:15pm.

The Board discussed their meeting with HDC regarding a refinance request. The refinance will be necessary to fund projects in the Power Plant including new boilers and engines, and to fund new playgrounds and benches.

The Board discussed their meeting with Councilman Van Bramer, and discussed various concerns including issues with Queens Blvd., bike lanes, and overall lack of City services.

The area behind building 7 was discussed. It will need to be paved or filled with gravel.

The meeting adjourned at 8:40pm.

  
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**David Becker, General Manager**

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**Elizabeth O'Hara, Secretary**



**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF BOARD OF DIRECTORS**

**DATE: February 11, 2014 at 7:00 PM**

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**PRESENT:** Kevin Doyle, Barbara Collins, Jerry LoMonte, Stu Markowitz, John McMorrow, Howard Geary, Elizabeth O'Hara, Roy Lippman, , Angel Negron.

**ATTENDING:** David Becker, Margaret Lowery, and Larry Vitelli, Douglas Elliman Property Management; Norma LoMonte, Frank Meyer, and Al Marton, Building Reps

**LOCATION:** 7:00 PM –Building 2 Community Room

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**This Board meeting was open to all shareholders.**

President Kevin Doyle called the meeting to order at 7:10 PM.

Becker gave the Project Update and answered questions from board members.

Norma LoMonte gave the Building Reps report.

McMorrow gave the Building and Grounds Committee report.

O'Hara gave the NORC and Children's Committee reports.

J. LoMonte gave the Finance Committee report.

Markowitz gave the Powerhouse Committee report.

Collins and Lippman gave the Move-In/Move-Out Committee report.

LoMonte moved, Markowitz seconded to approve the January 2014 minutes. **Motion carried 9-0.**

Lippman departed the meeting at 8:30 PM.

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***Shareholders are reminded that the March 2014 minutes will be the final full distribution. Beginning April, the minutes will be posted on the Big Six Towers website. [www.bigsixtowers.com](http://www.bigsixtowers.com) For shareholders without internet access, hard copies will be available in the mailrooms, or upon request at the Management Office.***

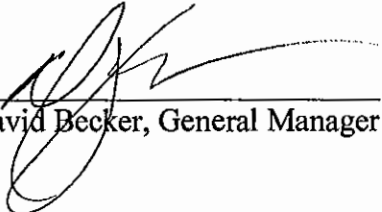
LoMonte moved, Markowitz seconded to approve the January 2014 Executive Session minutes. Doyle, LoMonte, McMorrow, Markowitz, Negrón, Geary voted "Yes". Collins voted "No". O'Hara abstained as she was not present at the Executive Session. Motion carried 6-1-1.

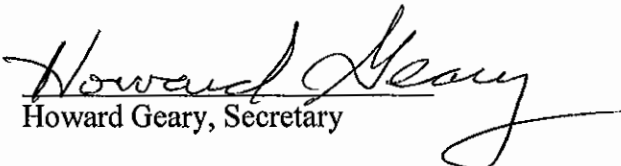
The regular meeting adjourned at 8:30 PM.

- In executive session, the board discussed one of the powerhouse engines, which had been found to have damage to its block that renders it beyond salvage. This discussion occurred as a last minute item to be considered. This vote is included as part of the regular minutes so that all shareholders are aware of the decision.

Markowitz moved, Negrón seconded to approve up to \$100,000.00 to replace the unsalvageable # 1 engine block to restore it to service. Motion carried 8-0.

**There will be an open shareholder meeting Monday, February 24, in the Bldg 2 Community Room. Mike Oleh, power plant foreman, and David Becker, General Manager will talk about current projects in the plant. Jerry Newman, Director of Public Safety, will talk about safety and security matters.**

  
\_\_\_\_\_  
David Becker, General Manager

  
\_\_\_\_\_  
Howard Geary, Secretary

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**Shareholders are reminded that the March 2014 minutes will be the final full distribution. Beginning April, the minutes will be posted on the Big Six Towers website. [www.bigsixtowers.com](http://www.bigsixtowers.com) For shareholders without internet access, hard copies will be available in the mailrooms, or upon request at the Management Office.**

**Big Six Towers, Inc.**  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: February 10, 2015**

---

**PRESENT:** Kevin Doyle, Howard Geary, Elizabeth O'Hara, Anna Anzueta, Anne Andrusko, Stu Markowitz, Janet Kregler, Jennifer Gouvatsos

**ABSENT:** John McMorrow

**ATTENDING:** David Becker and Maria Platis, Douglas Elliman Property Management  
Anna Marie Canevari, Al Marton, Norma LoMonte and Dennis McDermott, Building Reps Program

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Meeting convened at 7:34 P.M.

**Committee Reports:**

<b>Power Plant Committee:</b>	Markowitz reported.
<b>Buildings &amp; Grounds Committee:</b>	Doyle reported in McMorrow's absence.
<b>Public Safety Committee:</b>	Geary reported.
<b>Move-ins/Move-outs:</b>	O'Hara reported.
<b>Children's Committee:</b>	Kregler reported. <i>(Spring Fling/Easter Party: March 28, 2015; Pumpkin Patch: October 17, 2015)</i>
<b>NORC Committee:</b>	Anzueta reported.
<b>Finance Committee:</b>	Geary reported.
<b>Ongoing Projects:</b>	There were no questions from the Board.

**Building Reps Report:** Al Marton and Anna Marie Canevari reported for building 1.  
Norma LoMonte reported for building 3.  
Dennis McDermott reported for building 4.

**Motion was made by Andrusko:** To accept the January 20, 2015 Minutes.  
**Seconded by Gouvatsos. Doyle, Markowitz, Geary, O'Hara, Anzueta, Kregler, Andrusko and Gouvatsos voted "Yes". Motion carried 8-0-0.**

**Motion was made by Doyle:** to give the Board two (2) business days to review and approve the Board Minutes. After approval, the Minutes are to be posted on the website. Management will make every effort to have the Minutes submitted for Board review within a week after a meeting.  
**Seconded by Andrusko. Motion carried, 8-0-0.**

**8:13 P.M. – Jennifer Kirby, reporter from NY Magazine, addressed the shareholders and wanted perspective from shareholders with respect to the article she's writing on the redesign of Queens Boulevard.**

**Motion was made by Gouvatsos:** Shareholders in attendance of an "open" meeting may anonymously ask, by written note, a question that concerns Big Six as a whole. Questions will be limited to five (5) maximum per meeting and will be randomly chosen from a hat, to be addressed by the Board, immediately before adjourning for Executive session.

**Seconded by O'Hara. Kregler, O'Hara, Anzueta and Gouvatsos voted "Yes". Markowitz, Doyle, Andrusko, and Geary. Motion failed, 4-4-0.**

**Motion was made by Andrusko:** to resume monthly "Let's Talk" meetings, which will be informational sessions every month for all Shareholders.

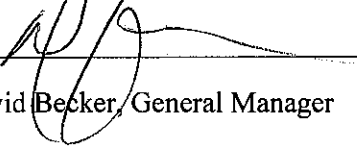
Amended by Doyle to state that these will not be mandatory for Board members. Board members will attend at their own discretion.

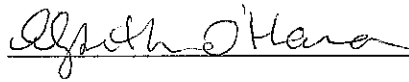
**Seconded by Doyle. All were in favor. Motion carried, 8-0-0.**

**Motion was made by Gouvatsos:** to have a presentation by financial planner, Joseph Esposito, of the Pinnacle Group.

**Seconded by Doyle. All were in favor. Geary abstained because he has a professional relationship with them. Motion carried, 7-0-0.**

Regular meeting adjourned at 9:00 P.M.

  
\_\_\_\_\_  
David Becker, General Manager

  
\_\_\_\_\_  
Elizabeth O'Hara, Secretary

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: February 13, 2018**

**6:00 PM, Building 2 Community Room**

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**PRESENT:** Kevin Doyle, Thomas Haggerty, Richard Orridge, Jerry LoMonte, Richard Orridge, Andrew Sawicki, Jonathan Bocamuneth, Edwin Bennett, Barbara Collins.

**ABSENT:** John Gillooly.

**ATTENDING:** David Becker, Douglas Elliman Property Management  
Michael Gallagher, JAM Plumbing, Mike Olech, Power Plant Foreman, Murden Woods, Superintendent, Jerome Newman, Director of Public Safety

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The meeting was called to order at 6:00 PM by Doyle.

Mr. Gallagher reported on the Bldg 3 hot water repair project. The same issue is affecting Bldg 1, and will likely be found in the other buildings.

Mr. Olech and Mr. Woods answered questions from the board regarding maintenance and oversight issues.

**Committee reports:**

**Public Safety:** Doyle stated that the city's OEM will be making a presentation at Big Six later this spring.

**Meeting with area politicians:** on Friday, February 9, members of the board met with elected officials CM Jimmy Van Bramer, Assembly Member Brian Barnwell, and State Senator Michael Gianaris.

The purpose of the meeting was to discuss a wide range of topics concerning Big Six and our community. Requests for funding various projects, as well as asking for help in dealing city agencies like HPD, DOT, and DOB were discussed. The Board voiced concerns about the overdevelopment of Queens Boulevard. The Board extends its thanks to our elected officials for visiting Big Six and listening to our concerns.

LoMonte gave the Finance Committee report.

Orridge gave the NORC report.

Bocamuneth gave the Buildings and Grounds report.

**LoMonte moved, Bocamuneth seconded, to accept the January minutes with corrections. Motion passed 9-0.**

AS APPROVED BY SHAREHOLDER VOTE IN THE 2015 ELECTION, PLEASE MAKE THE FOLLOWING CORRECTION TO YOUR COPY OF THE BY-LAWS: ARTICLE 3, SECTION 8 IS STRICKEN FROM THE BY-LAWS.

**Doyle moved, Bennett seconded, to have written major incident reports pertaining to interruptions of vital services drafted by all department heads. Motion passed 9-0.**

Meeting adjourned at 8:00 PM.

  
\_\_\_\_\_  
**David Becker, General Manager**

  
\_\_\_\_\_  
**Jerome LoMonte, Treasurer**

AS APPROVED BY SHAREHOLDER VOTE IN THE 2015 ELECTION, PLEASE MAKE THE FOLLOWING CORRECTION TO YOUR COPY OF THE BY-LAWS: ARTICLE 3, SECTION 8 IS STRICKEN FROM THE BY-LAWS.

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: February 20, 2019**

**6:00 PM, Building 2 Community Room**

---

**PRESENT:** Thomas Haggerty, Richard Orridge, Jerry LoMonte, John Gillooly, Ben Rodriguez, Richard Orridge

**ABSENT:** Andrew Sawicki, Barbara Collins, Bocamunenth

**ATTENDING:** David Becker, Douglas Elliman Property Management  
Building Reps: Norma LoMonte; Al Marton, Margaret Powers

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Gillooly called the meeting to order at 6:15 PM.

The board reviewed and discussed a proposal from Mosto Engineering to thoroughly assess the physical condition of the heating piping and traps in all of the buildings. This assessment is to include a direct analysis of conditions within the apartments regarding the actual radiators. This assessment will be performed at no cost to Big Six.

**LoMonte moved, Orridge seconded, to accept the proposal. Motion carried 6-0.**

**LoMonte moved, Orridge seconded, to approve the January minutes. Motion carried 6-0.**

Committee reports were given to the board.

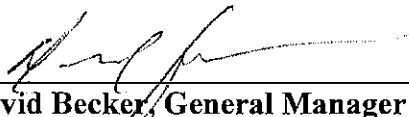
NORC: Orridge informed the board that NORC unfortunately does not have funding to upgrade their offices. He stated that NORC would hold their Community Partner meeting on March 12. This meeting includes NORC and various agencies they work with. Board members are also invited, and a member of management staff will also attend.

Community Council: The CC will be hosting a St. Patrick's Day party. The CC will announce the date.

The board discussed the Public Safety patrol vehicle, which will soon need to be replaced.

The Building Reps passed along complaints about people smoking in prohibited areas.

Meeting adjourned at 7:30 PM.

  
\_\_\_\_\_  
**David Becker, General Manager**

  
\_\_\_\_\_  
**Thomas Haggerty, Secretary**

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: February 11, 2020**

**6:00 PM, Building 2 Community Room**

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

**ATTENDING:** Michael Reilly, Norris McLaughlin  
David Becker, Douglas Elliman Property Management

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Before the meeting, the board received training regarding sexual harassment, which was mandated in 2019 by New York State.

Doyle called the meeting to order at 6:00 PM. Mr. Reilly discussed various methods for raising capital for the coop. These alternatives included capital assessments, collecting additional equity from **new** shareholders, and finding additional loan financing. The board asked Mr. Reilly about details of these alternatives. Each of these topics are complex and will require detailed research. Mr. Reilly also talked to the board about the process of grant applications with the city and also the city council.

**Geary moved, Orridge seconded, to approve the 2020 budget. Motion carried 9-0.**

**Orridge moved, Rodriguez seconded, to approve the January 2020 minutes. Motion carried 9-0.**

Chair of the Building Reps, Norma LoMonte, arrived at 7:15 and gave a report.

David Becker was excused from the meeting at 7:30.

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**David Becker, General Manager**



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**Richard Orridge, Secretary**



**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: February 15, 2022**

**6:00 PM BOARD MEETING**

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PRESENT:

- **Kevin Doyle – *via phone call***
- **John Gillooly**
- **Peter Nowik**
- **Mary Lisanti**
- **Lorraine McAndrews**
- **Richard Orridge**
- **Barbara Collins**
- **Jerry LoMonte**
- **Jonathan Bocauumenth – *via phone call***
- **Maria Platis, Metro Management**
- **Melisa Zimonjic, Metro Management**

GUEST:

- **Michael T. Reilly, Norris McLaughlin**
- **Luke Pantaleo, RAND Engineering and Architect**
- **John Monroe, RAND Engineering and Architect**

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John Gillooly called the **Board meeting** to order at 6:05PM.

A presentation was presented to the Board and Management by Luke Pantaleo and John Monroe from RAND Engineering and Architect regarding the mandated Local Law 11 NYC Facade Inspection Safety Program and the need for immediate sidewalk shed to be erected around buildings 1-5. A few key items were touched upon, and they were, the time frame for this project, the safety issue that can arise if this work is not to commence and the process of beginning this mandated work. It was expressed that sidewalk sheds (scaffolding) are a must to create a site safety environment while work is in progress on the façade and terraces of the buildings. RAND strongly encouraged the Board to elect a committee for this project for future weekly meetings and quick approvals. The engineering firm further stressed that the Board choose a scaffolding company to start the work by the filing deadline of 02/21/2022 in order to circumvent any possible hefty Department of Building fines for non-compliance. Questions were asked by the Board. RAND Engineering left the meeting at 6:39PM.

Michael Reilly presented a Legal Report to the Board.

The Board agreed that the Systems and Structures committee should be involved in the Local Law 11 Project. Board members discussed the proposals from two scaffolding companies and requested that Management get one more proposal to determine who to proceed with.

Maria Platis presented to the Board a proposal from ADP, a payroll processing service for our Big Six Towers employees. It was expressed how more efficient and effective this new way of processing payroll would be for Management.

January 26th, 2022, Board Meeting Minutes and Executive Board Minutes were reviewed and approved by all present Board Members.

The Board proceeded with motions.

1<sup>st</sup> motion was to award RAND Engineering and Architect to be the engineer for the Local Law 11 Project.

- **Mary moved, John seconded, to approve. Motion carried 9-0.**

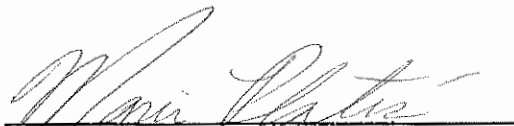
2<sup>nd</sup> motion was to approve the proposal from Waldron Engineering of New York to provide the MEP (Mechanical, Electrical, and plumbing) assessment services regarding the Power Plant and Boiler Plant.

- **LoMonte moved, Mary seconded, to approve. Motion carried 9-0.**

3<sup>rd</sup> motion was to accept the proposal from ADP Payroll Services.

- **Kevin moved, John seconded, to approve. Motion carried 9-0.**

*The meeting was called at 7:54pm.*

  
\_\_\_\_\_  
**Maria Platis,**  
**General Manager**

  
\_\_\_\_\_  
**Kevin Doyle,**  
**Secretary**

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

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: February 14th, 2023**

**6:00 PM BOARD MEETING**

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PRESENT:

- Mary Lisanti
- John Gillooly
- Lorraine McAndrews
- Thomas Haggerty
- Barbara Collins - *via phone call*
- Howard Geary
- Ernestine Williams
- Peter Nowik
- Jonathan Bocanumenth
- Maria Platis, Metro Management
- Melisa Zimonjic, Metro Management

GUEST:

- Michael T. Reilly, Norris McLaughlin
- 

John Gillooly called the **Board Meeting** to order at 6:11PM.

The meeting began with approval of minutes.

Motion to accept the January 10<sup>th</sup>, 2023, Board Meeting Minutes.

- **L. McAndrews moved, M. Lisanti seconded, to approve. Motion carried 6-3 Thomas Haggerty, Howard Geary and Ernestine Williams abstained from voting as they were not on the Board at the time.**

Mary Lisanti presented the Treasurer's report to the full Board. She briefly discussed about the release that was requested to HDC from our R for R funds to catch up on unpaid bills. This release has been approved.

The President's Report was given by John Gillooly. He requested that the Board move to discuss and select committees of the Board.

The Manager's Report was presented by Maria Platis. Management brought forward to the Board a new Landlord Tenant Attorney, Sontag & Hyman, to process holdover and non-pay (arrears) proceedings on behalf of Big Six Towers. The Board moved and unanimously approved Sontag & Hyman's proposal, with the approval of HPD. Further discussed was a request from Hunan K for a lease assignment exercising their last 5 year extension and asking for an extra 5 years. The two following Motions were made regarding the aforementioned:

Motion is to move forward with Landlord Tenant Attorney; Sontag & Hyman.

- **J. Bocanumenth moved, B. Collins seconded, to approve. Motion carried 9-0.**

Motion is to accept Hunan K's lease assignment as is. No extra 5-year lease extension past the current term.

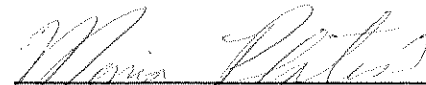
- **H. Geary moved, T. Haggerty seconded, to approve. Motion carried 7-2 with M. Lisanti and L. McAndrews not in approval.**

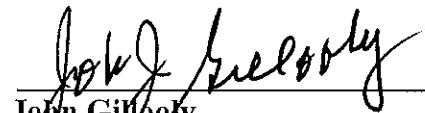
A commercial market update was given by P, Nowik. He advised the Board that we have an upcoming vacancy for one of the commercial spaces and should look into filling the vacancy soon pending information from the expeditor. He also discussed with the Board what the current market rate is per square footage.

The meeting continued with discussion about cellphone towers. It was advised that this should be further looked into to determine if it is worth it in the long run for the coop, what are the costs, what does Big Six benefit from it and most importantly get proper feedback from all shareholders on this topic.

The Board agreed on beginning quarterly info meetings in the Community Room. The following dates have been agreed on, March 16<sup>th</sup>, June 15<sup>th</sup>, September 21<sup>st</sup> and December 21<sup>st</sup> for two time slots, 2PM and 7PM.

*The meeting was called at 7:54pm.*

  
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**Maria Platis,**  
**General Manager**

  
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**John Gillooly,**  
**Board President**

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

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: February 13th, 2024**

**6:00 PM BOARD MEETING**

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PRESENT:

- John Gillooly
- Thomas Haggerty
- Mary Lisanti
- George Zuniga
- Saiful Islam
- Ali Haider
- Ernestine Williams
- Peter Nowik
- Denise Keehan-Smith
- Maria Platis, Metro Management – *via zoom*
- Melisa Zimonjic, Metro Management

GUEST:

- Michael T. Reilly, Norris McLaughlin
- Keith Bleiweiss, Newman, Newman, & Kaufman – *via zoom*
- Neil Kauffman, Newman, Newman, & Kaufman – *via zoom*

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The Board was called to order at 6:13pm as closed session.

The Board Meeting proceeded with discussion regarding the 2023 Board of Directors Election that resulted in a tie between Saiful Islam and George Zuniga. Ms. Ernestine Williams advised the Board that she has reached out to the Election Company, American Arbitration Association in regards to the tie and the options Big Six Towers has regarding the terms for the seats. The tie would need to be broken in order to distinguish which member will be serving a three (3) year term and which member would be serving a remaining term of eight (8) months as a recent Board seat has become vacant. The options available were to have Big Six Towers conduct a runoff election which included mailing to all the shareholders, this would have been a bit more costly for Big Six Towers. The next option is to conduct an in person one day runoff in the Big Six Towers Community Room for all residents to be able to vote again, this option was more cost effective. After further discussion in regards to the tie, the Board felt that it was only right but to seat both Saiful Islam and George Zuniga on the Board as they were both voted on to the Board and the only clarification needed, is the terms. The Board proceeded with the following motion.

Motion to allow both Saiful Islam and George Zuniga be seated on the current Board of Directors and move forward with conducting a 1-day runoff election in the next 30 days.

- **John Gillooly moved, Thomas Haggerty seconded, to approve. Motion carried 7-2 Saiful Islam and George Zuniga abstained from voting.**

Motion to accept the January 30<sup>th</sup>, 2024 Board Meeting Minutes.

- **Mary Lisanti moved, John Gillooly seconded, to approve. Motion failed.**  
**4-1-4 Thomas Haggerty abstained from voting as he was absent for this Board Meeting. Denise Keehan-Smith, George Zuniga, Saiful Islam and Ali Haider are newly elected Board members and were not at the Board Meeting and were unable to vote.**

Since the current Board has been put in place at the February 13, 2024 meeting and the prior Board Members were not present for this February, 13<sup>th</sup>, 2024 Board Meeting, a quorum was not met for the January 30, 2024 Board Meeting Minutes. The following motion was made in regards to the January 2024 minutes.

Motion to accept that all prior Board Members who were at the January 30, 2024 Board Meeting to approve the minutes.

- **Mary Lisanti moved, Ernestine Williams seconded, to approve. Motion carried**  
**8-1 Thomas Haggerty abstained from voting as he was absent for this Board Meeting.**


The Board Meeting moved on to an open portion of the meeting and all residents who were tuned in joined the zoom webinar. A presentation was presented by Big Six Towers accountants, Newman, Newman, & Kaufman. The accountants reflected on the open payable's crisis at Big Six Towers in the amount of 2.8 million. The accountants put together a 12-month budget projection that outlines a 23.7% maintenance increase needed in order to account for the open payables. Newly elected members felt that it was necessary to have a special Board Meeting held for a different day to discuss the financial state at Big Six Towers as well as the recommended Maintenance Increase. This topic would require further discussion and information.

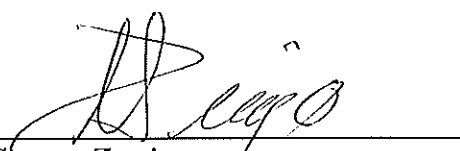
A legal report was presented by Michael T. Reilly from Norris McLaughlin. Michael touched on the Fiduciary Duties as a newly elected Board Member. Key items mentioned were, the Board of Directors actions, and responsibilities to the Board, attendance, governing documents, confidentiality, and participation and voting when it comes to making difficult decisions. The Board proceeded with questions for Michael.

Maria Platis, General Manager of Big Six Towers who was tuned in on the Webinar as a panelist gave a brief General Managers report regarding a vacant commercial space located at 59-40 Queens Blvd Apt. 1G. Maria followed up with the Board in regards to the Certificate of Occupancy for the space and what it can be ideally used as. Maria advised the Board that there has been an interest shown in the commercial space. The interested party wishes to partner with Dr. Weiss and expand the dental practice that is already adjacent to the current dental office. Since the interested party will not be receiving his dental license to operate until August of 2024, Management advised the Board that they will continue showing the space.

Once all questions were answered and suggestions were received by the residents tuned in on the zoom webinar, the open Board Meeting was adjourned

*The meeting was called at 8:51pm.*

  
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**Maria Platis,**  
**General Manager**

  
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**George Zuniga,**  
**Secretary**

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

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: January 30th, 2024**

**6:00 PM BOARD MEETING**

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PRESENT:

- John Gillooly
- Mary Lisanti (*arrived at 6:36 P.M.*)
- Barbara Collins
- Lorraine McAndrews
- Ernestine Williams
- Peter Nowik
- Jonathan Bocanumenth (*arrived at 6:39 P.M.*)
- Maria Platis, Metro Management
- Melisa Zimonjic, Metro Management

ABSENT:

- Howard Geary
- Tom Haggerty

GUEST:

- Michael T. Reilly, Norris McLaughlin
  - Sharyn A. Tritto, Norris McLaughlin
  - Keith Bleiweiss, Newman, Newman & Kaufinan
- 

John Gillooly called the meeting to order at 6:12pm.

A presentation by Big Six's accountant, Keith Bleiweiss from Newman, Newman & Kaufman was presented to the full board as well as the residents who joined the open board meeting webinar. The current financials were discussed at Big Six Towers and the ongoing open payables. The Board has previously approved a place holder of a 3% maintenance increase to begin in April 2024 which has also been approved by HPD 'Housing Preservation & Development'. The purpose of this presentation was to outline the growing numbers in open payables. Currently Big Six Towers is still trying to catch up with the oil and gas bills. The Insurance for the property has increased about \$600 thousand. The accountants put together a 12-month budget projection with the current financials and it is recommended that a 23.7% maintenance increase be implemented instead of the 3% in order to catch up with all ongoing expenses. The Board proceeded with questions and it was advised that this discussion will continue into February's Board Meeting.

The Board moved on with approval of minutes.

Motion to accept the December 12, 2023 Board Meeting Minutes.

- **M. Lisanti moved, L. McAndrews seconded, to approve. Motion carried**  
**6-1-2 Jonathan Bocanumenth abstained from voting as he arrived towards the end of this Board Meeting. (Tom Haggerty and Howard Geary were absent for this board meeting)**

Motion to accept the January 8<sup>th</sup>, 2024 Special Board Meeting Minutes.

- **L. McAndrews moved, J. Gillooly seconded, to approve. Motion carried 5-2-2 Jonathan Bocanumenth and Mary Lisanti abstained from voting as they were absent for this Special Meeting. (Tom Haggerty and Howard Geary were absent for this board meeting and were unable to vote)**

Motion to accept the January 24<sup>th</sup>, 2024 Special Board Meeting Minutes.

- **L. McAndrews moved, J. Bocanumenth seconded, to approve. Motion carried 6-1-2 Barbara Collins abstained from voting as she was absent for this Special Meeting. (Tom Haggerty and Howard Geary were absent for this board meeting and were unable to vote)**

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 was adjourned and the Board entered into Closed Session at 7:40 P.M.

Sharyn A. Tritto from Norris McLaughlin presented to the full Board her discussion with Planet Fitness and the ongoing rent arrears. As previously noted, Planet Fitness is paying half of the Maintenance and is requesting to continue paying half until the commercial space opens for business, they requested that all the money that is owed be waived and to be allowed to extend an additional 5 years after their 15-year lease is up. Planet Fitness also noted that they will not begin construction unless an agreement is made. The Board was not in favor of Planet Fitness's request. The Board proceeded with the following motion.

Motion to authorize Sharyn A. Tritto from Norris McLaughlin to negotiate with Planet Fitness and to request the following: After one year of Planet Fitness being in business, they are to begin paying back the owed arrears in equal monthly installments over the balance of their then remaining lease term, in addition to the balance of the current lease term. Planet Fitness must also provide Big Six Towers with a construction schedule and agree to surrender the space if they do not stick to the construction schedule and its timeline, immediately upon signing of this agreement. Planet Fitness must also pay the second security deposit owed immediately.

- **M. Lisanti moved, P. Nowik seconded, to approve. Motion carried 7-2 (Tom Haggerty and Howard Geary were absent for this board meeting and were unable to vote)**

The next topic of discussion was the vacant commercial space in Building 4 located at 59-40 Queens Blvd Woodside, NY 11377. The Board discussed what the space can be utilized for and the maximum number of occupancy allowed in the space.

Motion to investigate the zoning, number of occupancy allowed in the commercial space of Building 4 (59-40 Queens Blvd Woodside, NY 11377) as well as what can the space be used for/perimeters of who can the space be rented out too.

- **M. Lisanti moved, J. Gillooly seconded, to approve. Motion carried 6-1-2 with Peter Nowik not in approval. (Tom Haggerty and Howard Geary were absent for this board meeting and were unable to vote)**

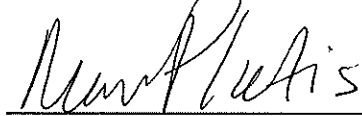


The Board Meeting proceeded with the following motion made by Peter Nowik.

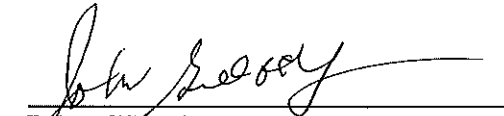
Motion is that Howard Geary was absent from these board meetings: March 14th 2023; July 25th 2023; August 16th 2023; August 22nd 2023; September 18th 2023; November 14th, 2023; December 12, 2023; January 5th, 2024; January 24th, 2024 and January 30th, 2024. In addition, he left 31 minutes early before the meeting ended on May 6th. Our fiduciary duty starts with attending Board meetings, studying issues Big Six faces, discussing, sharing opinions, and providing a resolution by participating in voting. Section three of our by-laws' states, "Any director absent from any four duly noticed Board meetings during any twelve-month period may be subject to removal (...)" I believe Howard is not fulfilling his obligation towards Big Six and I would like to make a motion to remove him from the Board."

- **P. Nowik moved, B. Collins seconded, to approve. Motion carried 7-2 (Tom Haggerty and Howard Geary were absent for this board meeting and were unable to vote)**

*The meeting was called at 8:48pm.*



**Maria Platis,  
General Manager**



**John Gillooly,  
Board President**

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF BOARD OF DIRECTORS**

**DATE: January 14, 2014 at 7:00 PM**

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**PRESENT:** Kevin Doyle, Barbara Collins, Jerry LoMonte, Stu Markowitz, John McMorrow, Howard Geary, Elizabeth O'Hara, Roy Lippman, , Angel Negron.

**ATTENDING:** David Becker and Margaret Lowery, Douglas Elliman Property Management; Norma LoMonte and Al Marton, Building Rep Program

**LOCATION:** 7:00 PM –Building 2 Community Room

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**This Board meeting was open to all shareholders.**

The meeting was called to order at 7:05 PM by board president Doyle.

Becker reviewed the Project Update and answered questions from the board.

Norma LoMonte and Al Marton presented the building reps report.

The committee report were given as follows:

**Laundry Room Committee:** Norma LoMonte, a shareholder member of this committee, described the recent improvements to the laundry rooms at Penn South.

**Finance Committee:** J. LoMonte reported on the most recent committee meeting, which was held the evening of January 13. LoMonte reported that the board will meet with Alex Grinberg, our Douglas Elliman Property Management Financial Analyst, in early February for a six-month review.

**Children's Committee:** McMorrow reported that in conjunction with NORC a movie night will be scheduled.

**Public Safety Committee:** Doyle reported that an information meeting for shareholders would be scheduled in the near future.

**Buildings and Grounds Committee:** McMorrow reported that shareholders will be reminded that when they change or install new telephone service, that they must ensure that the technician does not leave without confirming proper operation of the intercom.

**Move-in/Move-out Committee:** Lippman reported that the committee will visit vacant apartments with Margaret Lowery.

Markowitz moved, McMorrow seconded to approve the December minutes. **Motion carried 7-0-2 (Collins abstained as she was not present at that meeting. Negron abstained as he was not present for the entire meeting.)**

Markowitz moved, LoMonte seconded to approve the minutes of the December Executive Session. **Motion carried 7-0-2 (Collins abstained as she was not present at that meeting. Negron abstained as he was not present for the entire meeting.)**

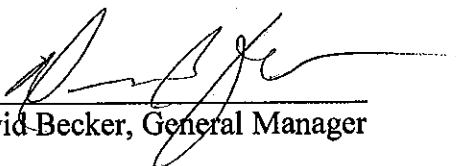
O'Hara departed the meeting at 8:27 PM.

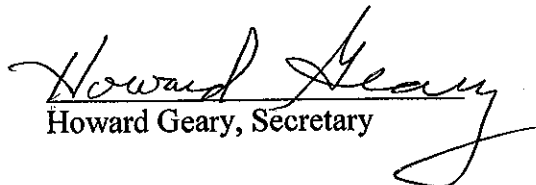
McMorrow moved, LoMonte seconded to accept the proposal from Stone Care Services, Inc., to repair and restore the lobby terrazzo in all seven building. **Motion carried 8-0.**

Doyle moved, Geary seconded to open the February board meeting to all shareholders. **Motion carried 8-0.**

Lippman moved, McMorrow seconded to arrange an additional rubbish pickup for the shopping center. The day of the week that will be added is to be determined by Management. **Motion carried 8-0.**

The regular portion of the meeting adjourned at 8:50 PM.

  
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David Becker, General Manager

  
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Howard Geary, Secretary

Big Six Towers, Inc.  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: JANUARY 20, 2015**

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**PRESENT:** Kevin Doyle, John McMorrow (arrived at 6:35 P.M.), Howard Geary, Elizabeth O'Hara, Anna Anzueta, Anne Andrusko, Stu Markowitz, Janet Kregler, Jennifer Gouvatsos

**ABSENT:** N/A

**ATTENDING:** Larry Vitelli, Barbara Roach, David Becker and Maria Platis, Douglas Elliman Property Management  
Anna Marie Canevari, Al Marton and Edna Semons, Building Reps Program (entered at 7:00 P.M.)

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Meeting convened at 6:00 P.M.

**Insurance Presentation by Barbara Roach (DEPM):** Ms. Roach, VP of Risk Management, gave insurance renewal report. She recommended that the Board go with Option "A". (left at 6:29 P.M.)

**DEPM Contract renewal presentation by Larry Vitelli (DEPM):** Larry Vitelli presented the annual management contract renewal. The fee increase will be 1.5%. There will be no further requests for increase until 2017. (left at 6:45 P.M.)

**Building Reps Report:** Al Marton reported.

**Motion was made by Markowitz:** To go with Option A for the insurance.  
**Seconded by Andrusko. Motion carried unanimously, 9-0-0.**

**Motion was made by Anzueta:** To accept the management contract renewal.  
**Seconded by Andrusko. Motion carried unanimously, 9-0-0.**

**Motion was made by McMorrow:** to listen to Hess presentation on sub-metering.  
Amended by Doyle to state that this wasn't a mandatory Board function and only those Board members who wished to could attend.  
**Seconded by Andrusko. In favor: Andrusko, O'Hara, Gouvatsos, Doyle and McMorrow. Opposed: Geary, Kregler, Anzueta and Markowitz. Motion carried: 5-4-0.**

<b><u>Committee Reports:</u></b>	<b>Power Plant Committee:</b>	Markowitz reported.
	<b>Buildings &amp; Grounds Committee:</b>	McMorrow reported.
	<b>Public Safety Committee:</b>	Doyle reported.
	<b>Move-ins/Move-outs:</b>	O'Hara reported.
	<b>Children's Committee:</b>	Kregler reported.
	<b>NORC Committee:</b>	Anzueta reported.
	<b>Finance Committee:</b>	Geary reported.
	<b>Election Committee:</b>	Doyle reported.
	<b>Ongoing Projects:</b>	Becker reported.

**Motion was made by Geary:** to rent out fifteen (15) spots on the roof to tenants with commercial vehicles for \$200.00/month. Tenants renting the spaces must have a direct interest in the business that the vehicle is registered to, ie the tenant must own the business, or be employed by the business. Tenants renting the spaces must be on the affidavit. Commercial tenants of Big Six, in good standing, will be also eligible but priority will be given to shareholders.

**Seconded by Markowitz. Motion carried unanimously, 9-0-0.**

**Motion was made by Doyle:** To give \$1,500.00 to the Children's Organization to spend using their discretion.

**Seconded by Kregler. Motion carried unanimously, 9-0-0.**

**Motion was made by O'Hara:** To accept the December 2014 Minutes.

**Amended by Doyle:** to change B. Collins attendance status to read: B. Collins declined to attend the meeting and was recorded as absent

**Seconded by Geary. Doyle, McMorrow, Markowitz, Geary, O'Hara, Anzueta, Kregler voted "Yes". Andrusko and Gouvatsos abstained, as they were not Board members at the time. Motion carried 7-0-2.**

**Painting Discussion:**

- **Wall color:** sample gray wall on the 18<sup>th</sup> floor of building 7: approved unanimously
- **Door color:** blue high gloss sample on "F" apartment door of 18<sup>th</sup> floor of building 7: approved unanimously.
- **Frame color:** semi-gloss blue trim – **Motion carried 8-1-0 for blue frame\*** McMorrow voted "No".
- **Ceiling color:** white semi-gloss and crown molding (RCN wiring enclosure) to be painted white as well: approved unanimously.

**Lighting Discussion:**

**Motion was made by Doyle:** to approve the light fixture in front of "F" apartment door as sampled on the 18<sup>th</sup> floor of building 7 (open globe progress light)\*\*

**Seconded by Andrusko. Motion carried unanimously, 9-0-0.**

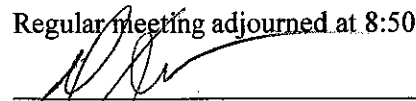
If that fixture is 50% more expensive than the closed globe fixture (as sampled in front of the same floor in between the C and D apartments, then the closed globe will be chosen).

\*After further review the Board of Directors unanimously approved the color of the door frame to be changed from blue to white gloss.

\*\*The open globe fixture was chosen as it fell within the parameters and could also be converted to an emergency fixture on each floor, in code compliance.

Flooring discussion: undetermined; will look into more samples. THE BASE MOLDING IS TO BE LEFT OFF UNTIL A DECISION ON FLOORING IS MADE.

Regular meeting adjourned at 8:50 P.M.

  
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David Becker, General Manager

  
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Elizabeth O'Hara, Secretary

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: January 12, 2016**

**6:00 PM, Building 2 Community Room**

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**PRESENT:** Kevin Doyle, Howard Geary, Elizabeth O'Hara, Janet Kregler, Dennis McDermott,  
Anne Andrusko, Thomas Haggerty, Richard Orridge

**ABSENT:** John McMorrow

**ATTENDING:** David Becker and Penny Rund, Douglas Elliman Property Management  
Holly Van Wallendael, Al Marton, Anna-Marie Canevari, Building Reps Program

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Doyle called the meeting to order at 6:20 PM.

The board heard these committee reports:

Power Plant: McDermott

Children's Activities: Kregler

Move-In/Move-Out, Election: O'Hara

Doyle reported on his attendance at the last Community Board 2 meeting.

Building Representative reports were given by Holly Van Wallendael, Al Marton, and Anna-Marie Canevari.

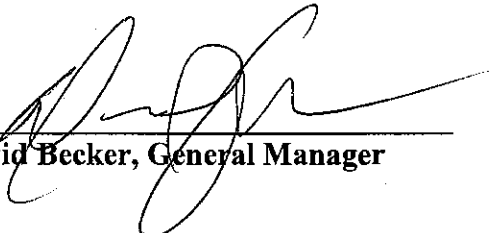
**Haggerty moved, O'Hara seconded, to approve the December 2015 minutes. Orridge abstained as he was not present at the December meeting. Motion carried, 7-0-1.**

**Doyle moved, Orridge seconded, to have copies of the minutes placed in the mailrooms. Motion carried, 8-0.**

**Doyle moved, Andrusko seconded, to have notices of Management Office holiday closings posted in the lobbies. Motion carried, 8-0.**

**O'Hara moved, Andrusko seconded, to approve the purchase of a 40 hour labor block from Foley Equipment for the power plant engines. Motion carried 8-0.**

The board entered executive session. The meeting adjourned at 9:30.

  
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**David Becker, General Manager**

  
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**Elizabeth O'Hara, Secretary**

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: January 10, 2017**

**6:30 PM, Building 2 Community Room**

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**PRESENT:** Kevin Doyle, Thomas Haggerty, Howard Geary, Richard Orridge,  
Andrew Sawicki, Bill Kregler, Ed Bennett, Jerry LoMonte, Anne Andrusko

**ATTENDING:** David Becker and Tama Francis, Douglas Elliman Property Management  
Norma LoMonte, Edna Semon, Al Marton, Building Reps

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Doyle called the meeting to order at 6:30 PM.

**Committee Reports** were given by Geary (Finance) and Doyle (Public Safety). Sawicki (Technology) is willing to redesign and improve the Big Six website, which will remain a source of information.

**Motion made by Orridge, seconded by Sawicki, to approve the December 2016 minutes. Unanimously approved.**

**Motion made by Doyle, seconded by Bennett, to release all Executive Session minutes that do not pertain to employees of Big Six Towers, Inc., or ongoing or current litigation. Executive Session Minutes that are released will not identify any individual shareholders other than Board members. Doyle, Geary, Sawicki, Haggerty, Andrusko, LoMonte, Bennett, Orridge voted "Yes." Kregler voted "No." Motion passed, 8-1, pending review by Big Six corporate counsel.**

**Motion made by LoMonte, Seconded by Haggerty, to pursue negotiations with the New York City Housing Development Corporation (HDC) in order to restructure the entire current debt, in order to produce at least \$ 8 million in new capital, with the proviso that there be no change in current debt service. Doyle, Geary, Sawicki, Haggerty, Andrusko, LoMonte, Bennett, Orridge voted "yes." Kregler voted "no." Motion passed, 8-1.**

Norma LoMonte gave the Building Reps report.

Meeting adjourned at 8:18 PM.

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**David Becker, General Manager**

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**Jerome LoMonte, Secretary**

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS SPECIAL INSURANCE MEETING**

**DATE: January 24, 2018**

**6:00 PM, Building 2 Community Room**

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**PRESENT:** Kevin Doyle, Thomas Haggerty, Richard Orridge, Barbara Collins, Edwin Bennett,  
Jerry LoMonte, John Gillooly, Andrew Sawicki, Johnathan Bocanumenuth

**ATTENDING:** David Becker and Tama Francis, Douglas Elliman Property Management  
George Ziugzda, Nouveau Elevators

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Doyle called the special meeting to order at 6:00 PM.

LoMonte moved, Bocanumenuth seconded to approve the CAN Insurance Bid if Traveler's does not go down with the price. Collins opposed motion carried 8-1.

The regular board meeting was called to order by Doyle at 6:45 PM.

LoMonte moved, Sawicki seconded, to approve December minutes. Motion passed 9-0.

Gillooly moved, Sawicki seconded to accept the Foley contract. Bocanumenuth and Collins opposed motion carried 7-2

Doyle Moved, Gillooly seconded to allow Community Council Member to attend board meetings. Motion passed 9-0.

Doyle moved, Sawicki seconded, if there is an emergency (Health & Safety) and shareholder refuse to let maintenance employees in to the apartment, a Locksmith will be hired and go into the apartment. Shareholder will be responsible for payment. Payment will be added to the maintenance. Motion passed 9-0.

Doyle moved, Gillooly seconded to find residents of the Big Six who applied via post cards for the lottery and were not chosen in an effort to give them preference to get on the list. Motion passed 9-0.

Bocanuneth moved, Sawicki seconded to allow former board members to be invited to the Board Meetings with no voting rights for business continuity purposes. Doyle abstain for conflict of interest, Collins opposed. Motion moved 7-1-1.

The meeting adjourned at 8:35 PM.



  
\_\_\_\_\_  
David Becker, General Manager

  
\_\_\_\_\_  
John Gillooly, Secretary

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: January 8, 2019**

**6:00 PM, Building 2 Community Room**

---

**PRESENT:** Thomas Haggerty, Richard Orridge, Jerry LoMonte, John Gillooly, Jonathan Bocanumenth, Ben Rodriguez, Richard Orridge. Andrew Sawicki. Howard Geary

**ABSENT:** Barbara Collins

**ATTENDING:** David Becker, Douglas Elliman Property Management

---

Gillooly called the meeting to order at 6:00 PM. He remarked on the importance of Board unity regarding the proposed maintenance increase.

The Board discussed future implementation of the smoke-free rule adopted by the shareholders. Big Six counsel is to provide recommendations.

**Lo Monte moved, Rodriguez seconded, to approve December 2018 minutes. Motion carried, 6-0-2; Geary and Sawicki abstained as they were not present at the meeting.**

**Committee Reports:**

Bocanumenth gave the Buildings and Grounds report. Subjects discussed:

- a) Assessment of the actual condition of the domestic water headers in all buildings.
- b) Review of the parameters of the jacket water analysis being performed by ME Engineering.
- c) Arranging a meeting with Nouveau Elevator to discuss the scope and price of the mandated elevator work that is underway.
- d) Ensuring our ability to switch boiler fuels when directed by National Grid.

There was no Public safety report.

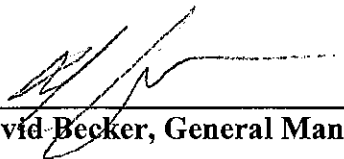
There was no IT report. Geary gave the Finance Committee report. Subjects included:

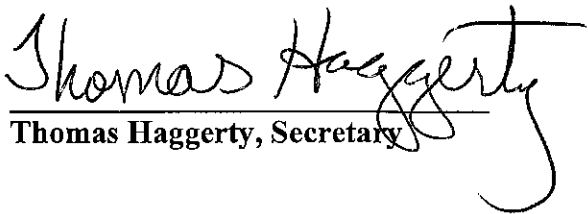
- a) Status of reimbursement request with HDC.
- b) Status of discussion with DEP regarding water bill.
- c) The February 12 Board Meeting will also be a special bill signing for the benefit of board members who are unable to attend the weekly sessions.

Orridge gave the NORC report. NORC is planning to upgrade the flooring in their office. As this type of work is not a responsibility of Big Six, the co-op's involvement will be limited to making recommendations about material and contractors.

On behalf the Community Council, Kevin Doyle thanked the Board for its support and assistance with the children's holiday party.

Meeting adjourned at 7:30 PM.

  
\_\_\_\_\_  
**David Becker, General Manager**

  
\_\_\_\_\_  
**Thomas Haggerty, Secretary**

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: January 12, 2021**

**6:00 PM BOARD MEETING via ZOOM**

---

**PRESENT:**

- **Kevin Doyle**
- **Thomas Haggerty**
- **Lorraine McAndrews**
- **Richard Orridge**
- **Barbara Collins**
- **Jerry LoMonte**
- **Jonathan Bocanumenth**
- **Sanela Osmanovic, DEPM**
- **Melisa Zimonjic, DEPM**

**ABSENT:**

- **Howard Geary**
  - **Ben Rodriguez**
- 

Kevin Doyle called the Board meeting to order at 6:09pm.

The meeting began with an update regarding Big Six's insurance renewal quote. It was advised that there was a 23% renewal increase. This increase was noted to be because of the large amount of claims, both personal and property. It was discussed to potentially require all shareholders to have homeowners insurance, and be made a Bylaw amendment.

The Board agreed to determine how the next Board meeting would be conducted as the date of the next meeting approached, the choice being between in-person vs. Zoom.

A Legal Report was given by Michael Reilly.

November 10, 2020 Board Meeting Minutes were reviewed and approved by all present Board Members.

The Board discussed the Public Safety vehicle and advised Management to have Public Safety provide more mileage research before making a decision on the purchase of the vehicle.

The General Manager gave an update on ongoing projects and status of operations of the complex.

1<sup>st</sup> motion was to approve a six month Management Extension Agreement with Douglas Elliman.

- **Doyle moved, Jerry seconded, to approve. Motion carried 6-1 with Tom Haggerty not in approval.**

2<sup>nd</sup> motion was to approve AKRF compliance proposal.

- **Lorraine moved, Jonathan seconded, to approve. Motion carried 7-0.**

3<sup>rd</sup> motion was to move forward with a one year contract extension with Nouveau Elevator.

- **Jerry moved, Richard seconded, to approve. Motion carried 7-0.**

Internet motion to approve moving forward with the insurance policy renewal.

- **8 internet votes were to approve. Vote was not received by Howard Geary.**

Internet motion to require all shareholders to secure apartment insurance that will be submitted annually with the income affidavit and failure to supply proof of apartment insurance will result in a fifty dollar monthly administrative fee. This motion is in effect until a bylaw vote is possible

- **6 internet votes were to approve, 2 votes were against (Barbara Collins and Ben Rodriguez). Vote was not received by Howard Geary.**

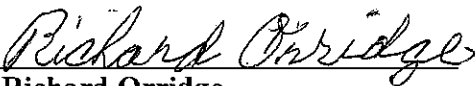
Internet motion to have Douglas Elliman submit Big Six Towers, Inc. application for funds under the payroll protection program.

- **8 internet votes were to approve. Vote was not received by Howard Geary.**

*The meeting was called at 8:02 pm.*

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**Sanela Osmanovic,  
General Manager**

  
**Richard Orridge,  
Secretary**

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: January 15 , 2020**

**5:30 PM PM, Building 2 Community Room**

**PRESENT:** Thomas Haggerty, Jerome LoMonte, , Richard Orridge, Barabra Collins . Jonathan Bocanumenth, Kevin Doyle, John Gillooly, Howard Geary

**ABSENT:** Ben Rodriguez

**ATTENDING:** Jim Miller, Senior VP, DEPM  
Barbara Roach, DEPM VP for Risk Management  
David Becker, Douglas Elliman Property Management

The meeting was called to order at 5:42.

The board discussed an unsolicited proposal to install cellular antennae on several roofs. Further discussion is tabled in lieu of a more financially attractive proposal.

Ms. Roach discussed current difficult aspects of both the nationwide and local property insurance markets. Both liability and umbrella policy options are far more limited. She also discussed aspects of Directors and Officers Liability ( D& O) coverage that have been affected by current events and societal trends. Ms. Roach answered questions from individual board members. The board discussed adjustments to insurance deductible amounts. The current renewal package has an increase of approximately 5% over last year.

**LoMonte moved, Bocamumenth seconded, to approve the insurance renewal package. Motion passed 8-0.**

The board discussed having a Project Manager for significant upcoming capital projects. The board also discussed having an Operations Manager. Mr. Miller explained his thoughts regarding division of supervisory responsibilities. The board then asked Mr. Miller questions regarding the possible duties and responsibilities of any project or operations manager.

**Orridge moved, Haggerty seconded, to approve the November 2019 minutes. Motion carried, 4-0-4 ( Bocamumenth and Gillooly were absent from the meeting, and Geary and Doyle were not on the board at the time).**

**Doyle moved, Orridge seconded, to approve the December 2019 minutes with one clarification. Motion carried 7-0-1 ( geary was not present at the meeting).**

A handwritten signature in black ink, appearing to be 'L. G. A.', written over a horizontal line.

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: January 26, 2022**

**6:00 PM BOARD MEETING**

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PRESENT:

- Kevin Doyle – *via phone call*
- John Gillooly
- Peter Nowik
- Mary Lisanti
- Lorraine McAndrews
- Richard Orridge
- Barbara Collins
- Jerry LoMonte
- Jonathan Bocanumenth
- Maria Platis, Metro Management
- Melisa Zimonjic, Metro Management

GUEST:

- Michael T. Reilly, Norris McLaughlin

---

John Gillooly called the **Board meeting** to order at 6:14PM.

The meeting began with an explanation of each item on the Agenda by Maria Platis. The approval of minutes for December 14th, 2021, were reviewed and approved by all present Board Members. Maria brought forward to the Board, a Commercial Tenant's request for a lease. The Board went ahead and reviewed the request. The meeting proceeded with discussion about the "As is" policy for vacant apartments. The Board went over what is the incoming and outgoing shareholders responsibility, which is mentioned in the current Big Six Towers House Rules.

Michael Reilly presented a Legal Report to the Board.

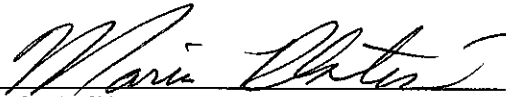
Maria Platis updated the Board on the Homeowners Assistance Fund Program. Letters from Management were sent out to shareholders who have been facing difficulties paying their maintenance due to the Covid-19 pandemic.

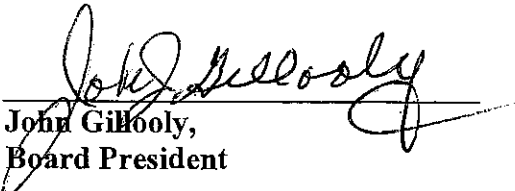
The Board proceeded with motions.

1<sup>st</sup> motion was to offer the Shoemaker Commercial Tenant, Daniel Borukhov with a lease on a month-to-month basis at the current rate.

- **Gillooly moved, Collins seconded, to approve. Motion carried 9-0.**

*The meeting was called at 8:12pm.*

  
\_\_\_\_\_  
Maria Platis,  
General Manager

  
\_\_\_\_\_  
John Gillooly,  
Board President



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

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: January 10th, 2023**

**6:00 PM BOARD MEETING**

---

PRESENT:

- Mary Lisanti
- John Gillooly
- Lorraine McAndrews
- Richard Orridge
- Barbara Collins
- Jerry LoMonte
- Peter Nowik *via phone call until 7:24PM*
- Jonathan Bocanumenth
- Maria Platis, Metro Management
- Melisa Zimonjic, Metro Management

GUEST:

- Michael T. Reilly, Norris McLaughlin
- 

John Gillooly called the **Board Meeting** to order at 6:08PM.

The meeting began with approval of minutes.

Motion to accept the December 20<sup>th</sup>, 2022, Board Meeting Minutes.

- **J. Bocanumenth moved, M. Lisanti seconded, to approve. Motion carried 7-1 with Peter Nowik not in approval.**

Mary Lisanti presented the Treasurer's report to the full Board. It was expressed that the Co-Op is still facing a financial problem. Due to the increase in fuel, the Co-Op is having a difficult time catching up with bills and paying for critical projects. A suggestion was made to request another 12-month fuel surcharge.

Motion was made to direct the accountants to prepare the numbers and application for a fuel surcharge and submit to HPD, upon the expiration of the current fuel surcharge.

- **J. LoMonte moved, R. Orridge seconded, to approve. Motion carried 6-2 with J. Bocanumenth and B. Collins not in approval.**

The President's Report was given by John Gillooly. The report outlined the major capital projects and their status. John Gillooly touched on the Local Law 11 project and advised the Board that the engineering firm RAND has completed the RFP for all 7 buildings. Next steps are to put the job out to bid.

The Manager's Report was presented by Maria Platis. She gave a status update on various projects such as the Big Six Website, TLC plates, Library in building 4, RAND Architect & Engineering scheduled meeting and a shareholder request for the use of the building 2 Community Room for a special needs group. It was agreed to table TLC plates parking in the lots until Management receives clearer guidance from HPD.

Peter Nowik requested that Board Meeting Minutes be sent out via email 3-4 days after a Board Meeting as a DRAFT for the Board to review and comment.

Motion is to send out DRAFT Board Meeting Minutes 3-4 days after a Board Meeting for review before the FINAL.

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

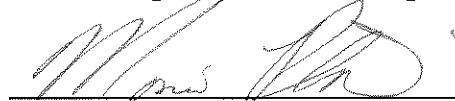
Meeting continued with discussion about switching to a new Exterminating Company. The following proposals were reviewed by the Board from Colony Pest Management, Metro Pest Control, and our current Exterminating Company Dial-A-Bug.

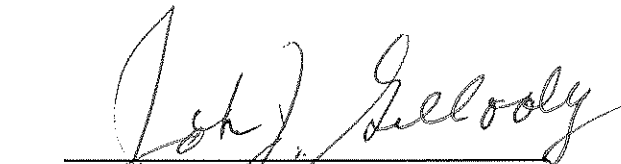
Motion is to move forward with Colony Pest Management.

- **J. Bocanumenth moved, R. Orridge seconded, to approve. Motion carried 8-0.**

A date and time were scheduled for the next House Rules Meeting.

*The meeting was called at 8:58pm.*

  
\_\_\_\_\_  
**Maria Platis,**  
**General Manager**

  
\_\_\_\_\_  
**John Gillooly,**  
**Board President**

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF BOARD OF DIRECTORS**

**DATE: July 9, 2013 at 6:30 PM**

---

**PRESENT:** Joanne Burns, Kevin Doyle, Lauren Kim, Jerry LoMonte, , Lorraine McAndrews,  
Harry Papazian, Lou Messina, John McMorrow

**ABSENT:** Stu Markowitz

**ATTENDING:** David Becker and Margaret Lowery, Douglas Elliman Property Management  
Norma LoMonte, Al Marton , Building Rep Program.

**LOCATION:** 6:30 PM –Building 2 Community Room

---

McAndrews called the meeting to order at 6:50 PM.

Norma LoMonte and Al Marton gave the Building Reps report.

The board received reports from the Public Safety Committee, the Buildings and Grounds Committee, the 50<sup>th</sup> Anniversary Committee, and the NORC Committee. The Finance Committee did not give a report.

LoMonte moved, Kim seconded, to allow Becker to spend up to \$8,000 to relocate the water supply for the playground sprinkler. **Motion carried 8-0.**

Kim moved, Messina seconded to accept the June minutes with one change. **Motion carried 8-0.**

McAndrews moved, Messina seconded to open the August board meeting to all shareholders. **Motion carried 8-0.**

LoMonte moved, Doyle seconded to vote on proposed changes to the By-Laws. Proposed changes 1-4 **were approved 8-0.**

McMorrow moved, Messina seconded to break proposed change #5 into two parts. **Motion carried 8-0.**

The proposed change to Section 11 of the By-Laws **was approved 8-0. The proposed changes are subject to review by Big Six legal counsel.**

McMorrow left at 9:15. Papazian left at 9:20. McMorrow returned at 9:30.

Big Six Towers, Inc.  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

**MINUTES OF BOARD OF DIRECTORS MEETING**

**DATE: July 8, 2014 at 7:30 PM**

---

**PRESENT:** Kevin Doyle, Jerry LoMonte, Edwin Bennett, Howard Geary, Barbara Collins, Elizabeth O'Hara, Stu Markowitz.

**ABSENT:** Angel Negron, John McMorrow..

**ATTENDING:** David Becker and Margaret Lowery, Douglas Elliman Property Management, Norma LoMonte and Al Marton, Building Reps Program.

---

**This meeting was open to all shareholders.**

Doyle called the meeting to order at 7:30 PM.

Becker gave the Project Update and talked about the status and cause of the gas shutdown in Building 5.

Norma gave the Building Reps report. She encouraged people to participate in the program. Al asked questions about the timing of the Hercules Laundry upgrade.

O'Hara gave the Children's Committee report and the NORC report.

LoMonte gave the Finance Committee report.

Geary gave the Public Safety Committee report.

Doyle gave the Buildings and Grounds Committee report in McMorrow's absence.

LoMonte moved, Markowitz seconded, to accept the June minutes. **Geary, LoMonte, Bennett, Markowitz, Doyle, O'Hara voted "Yes." Collins abstained. Motion carried 6-0-1.**

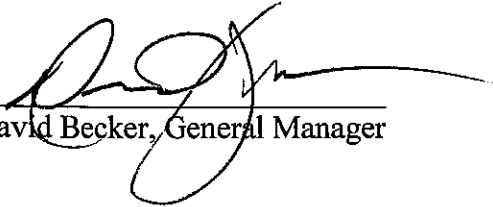
Doyle moved, O'Hara seconded, to require that Maintenance be present for all future stove replacements. **Motion carried 7-0.**

LoMonte moved, Bennett seconded, to accept the bid from AM & G to replace approximately 225 pitch pockets on the roofs of the buildings, at a cost of \$ 22,500.00. **Motion carried 7-0.**

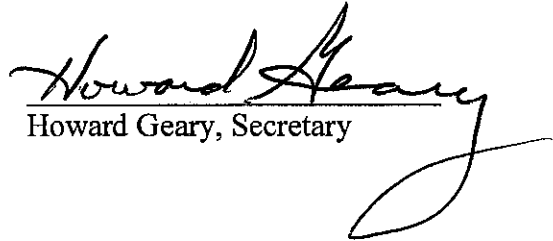
LoMonte moved, Markowitz seconded to accept the price for deck plates to be installed by Maintenance at various locations where drainage pits are open. **Geary, Doyle, LoMonte, Markowitz, Bennett, O'Hara voted "Yes." Collins abstained. Motion carried 6-0-1.**

Markowitz moved, LoMonte seconded to accept the proposal from Lawless & Mangione for balcony railing inspections mandated by the Department of Buildings. **Geary, Doyle, LoMonte, Markowitz, Bennett, O'Hara** voted "Yes." **Collins** abstained. **Motion carried 6-0-1.**

The regular meeting adjourned at 8:55 PM.



David Becker, General Manager



Howard Geary, Secretary

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: July 12, 2016**

**6:00 PM, Building 2 Community Room**

---

**PRESENT:** Kevin Doyle, Janet Kregler, Anne Andrusko, Thomas Haggerty, Richard Orridge, Howard Geary

**ABSENT:** Elizabeth O'Hara, John McMorrow

**ATTENDING:** David Becker and Tama Francis, Douglas Elliman Property Management  
Sergeant David Porter, NYPD

---

Doyle called the meeting to order at 6:30 PM.

Sgt. Porter of the 108 Precinct spoke to the board and listened to various concerns. There was specific attention paid to a homeless population that has lately proliferated in Bush Park. The sergeant named the precinct officer who is assigned to this type of situation. Other issues discussed included misuse of the "No Standing" zone at 62<sup>nd</sup> Street, and the Queens Boulevard bike lanes. Sgt. Porter encouraged the board and shareholders to participate in CB 2 and 108 Precinct Community Council meetings.

There were no committee reports.

**Orridge moved, Andrusko seconded, to accept one of the options for new lobby credenzas. Motion passed 6-0.**

**Haggerty moved, Andrusko seconded, to approve the June 2016 Minutes. Motion passed 6-0.**

**Doyle moved, Geary seconded, to engage VDA to review the Nouveau Elevator Maintenance contract. Motion carried 6-0.**

**Andrusko moved, Doyle seconded, to commence basic improvements and installation of new equipment at the small playground located next to the monument. Andrusko, Doyle, Haggerty, Kregler, Orridge, voted "yes." Geary voted "no." Motion passed 5-1.**

**Kregler moved, Doyle seconded, to to complete elevator flooring replacement in all buildings using the grey material that was installed in Bldg. 3.**

**Regular meeting adjourned at 9:00 PM and the board entered executive session.**

  
\_\_\_\_\_  
**David Becker, General Manager**

  
\_\_\_\_\_  
**Kevin Doyle, President**

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: July 11, 2017**

**6:00 PM, Building 2 Community Room**

---

**PRESENT:** Kevin Doyle, Thomas Haggerty, Howard Geary, Richard Orridge,  
Andrew Sawicki, Jerry LoMonte, Anne Andrusko, Ed Bennett

**ABSENT:** Bill Kregler (suspended)

**ATTENDING:** David Becker and Tama Francis, Douglas Elliman Property Management  
Norma LoMonte, Al Marton, Building Reps

---

Doyle called the meeting to order at 6:15 PM.

Doyle made a motion stating that Director Kregler's written submission was not responsive to the Board's previous requests, and that he be afforded another opportunity at the August board meeting to discuss his past conduct; and that in the interim his suspension remains in effect. Orridge seconded. **Motion carried 7-0; Sawicki abstained because he was absent from the June meeting.**

Geary gave the Finance Committee report. Doyle gave the Public Safety report.

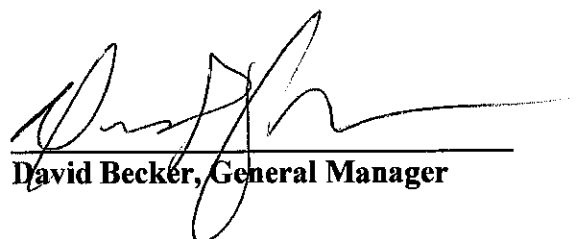
Norma Lomonte and Al Marton gave the Building Reps report.

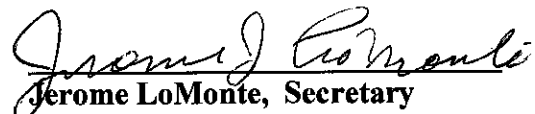
Sawicki moved to select the following dates for the 2017 Annual Shareholders Meeting:

Meet the Candidates nights on Tuesday, October 3, at 7:00 PM, and Thursday, October 12, at 7:00 PM, in the Building 2 Community Room. The deadline for shareholders to declare their interest in serving on the board is September 7. The Annual Meeting will be held Thursday, October 26. Seconded by LoMonte. **Motion carried 8-0.**

Orridge moved to require candidates for the board to disclose any litigation they may have pending against against Big Six. Doyle seconded. **Motion carried 8-0.**

Meeting adjourned at 8:15 PM.

  
\_\_\_\_\_  
David Becker, General Manager

  
\_\_\_\_\_  
Jerome LoMonte, Secretary

**Six Towers., Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: July 10, 2018**

**6:15pm, Building 2 Community Room**

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**PRESENT:** Kevin Doyle, Richard Orridge, Johnathan Bocanumenth, Jerry Lomonte, Barbara Collins, Edwin Bennett, Thomas Haggerty, Andrew Sawicki, John Gillooly

---

June Minutes approved with corrections Vote 8-0-1 Barbara Collins abstained was not present.

**Bylaws Proposal**

Doyle motioned that if a cooperator was in arrears for 6 months and did not have a stipulation in place, the cooperator would not be able to vote or attend the annual meeting. Sawicki second. 8-1 Collins dissented

**Elevator Local law project**

Doyle motioned that management formulate an action plan for the shutdown of elevators during the local law project by August Board meeting. Bocanumenth second. 8-1 Haggerty dissented.

**Transformer Replacement**

Doyle motioned that Management contact Engineer to get plans and specs for new transformer to replace 38 year old unit and have dollar amounts for new transformer for Sept. Board meeting. Haggerty second 9-0

**Generator Specs for water tower**

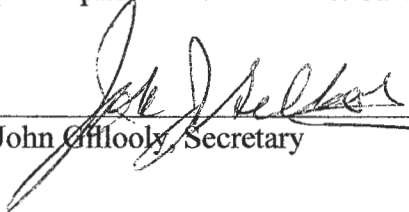
Doyle motioned that engineer review generator specs for the water tower in the event of a power failure. Sawicki second. 9-0

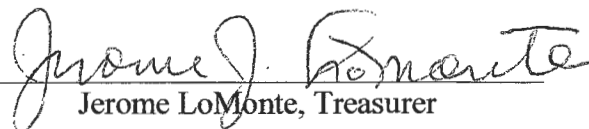
**Violations Review**

Doyle motioned that Public Safety review all open and new building violations and email results to Board members and management on a weekly basis. Orridge second. 9-0

**Jacket Water Replacement**

Doyle motioned to have the jacket water line that services buildings 6&7 replaced from the power plant to 47<sup>th</sup> Avenue. Sawicki second. 9-0

  
John Gillooly, Secretary

  
Jerome Lomonte, Treasurer



**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: July 9, 2019**

**6:00 PM, Building 2 Community Room**

---

**PRESENT:** Howard Geary, John Gillooly, Ben Rodriguez, Jonathan Bocanumenth, Thomas Haggerty, Richard Orridge, Jerome LoMonte, Barbara Collins, Andrew Sawicki.  
**ATTENDING:** David Beckers, Douglas Elliman Property Management  
Bldg. Reps: Norma LoMonte and Kenny Mulhern

---

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

Becker reviewed ongoing projects.

The board discussed the known ramifications of upcoming emissions limits mandated by the city. The relevant rules is known as 1305c; a final version does not yet exist. Big Six has already engaged an engineer specializing in this type of work to assess future options for our co-gen facility, and to recommend appropriate avenues.

Geary gave the finance committee report.

The board discussed the best way to pay for the mandated elevator door modifications. The discussion was whether to draw from our HDC reserve or to request the funds from the proceeds of the re-fi with HDC.

**Gillooly moved, Bocanumenth seconded, to apply from the re-fi proceeds for the elevator upgrades. Motion carried 9-0.**

**Gillooly moved, Rodriguez seconded to approve the June minutes with one line stricken. Motion carried 9-0.**

The board discussed replacement of the steam traps in every apartment. There is a total of 3,200 of these traps. Replacement of them will greatly improve heat distribution and efficiency.

**Gillooly moved, Sawicki seconded, to arrange for the purchase of 3,500 steam trap kits. Motion carried 9-0.**

**Bocanumenth moved, Sawicki seconded, to approve the Foley labor block for the plant engines. Motion carried 8-1 (Haggerty voted "no")0.**

Becker was excused from the rest of the meeting, which adjourned at 8:00 PM.

---

**David Becker, General Manager**

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**Thomas Haggerty, Secretary**

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: July 14, 2020**

**5:30 PM BOARD MEETING**

---

**PRESENT:**

- **Kevin Doyle**
- **Howard Geary**
- **Thomas Haggerty**
- **John Gillooly**
- **Jerome LoMonte**
- **Richard Orridge**
- **Barbara Collins**
- **Jonathan Bocanumenth**
- **Ben Rodriguez**
- **Sanela Osmanovic, DEPM**
- **Brendan Keany, DEPM**
- **Michael T. Reilly, Noris McLaughlin**

---

Kevin Doyle called the Board meeting to order at 5:35pm.

The Board thanks Assemblyman Brian Barnwell for coming to Big Six Towers to personally hand deliver masks and hand sanitizer.

Brendan Keany and Sanela Osmanovic, were introduced to the Board by Kevin Doyle as the Interim General Manager and Interim Assistant General Manager, respectively.

June 2020 Board Minutes were reviewed and approved.

Richard Orridge discussed elections for the 2020 Annual Meeting and it was agreed that the scope would be narrowed and more focused on virtual options before the next Board meeting.

The Big Six commercial tenancy and the need for lease renegotiations amid COVID-19 were discussed and the Board approved allowing for Brendan Keany to negotiate with commercial tenants on their behalf.

The Board approved the engagement of Washington Square Partners to provide a commercial redevelopment analysis for the Big Six Shopping Center.

Residential arrears were reviewed and the Board approved of adopting a policy of sending management letters to shareholders after two months of non-pay and sending legal demand letters after three months of non-pay.

The Board approved the electrical proposal from DiRusso Electric that would prepare the connections for CondEd to install a meter on parking lot #1.

The Board approved the use of a placement agency, Bachrach Group, to assist in the search for a new Superintendent.

The Board approved to accept the resignation of Murden Woods, the building superintendent.

IPNA Report preparation proposals were reviewed and it was acknowledged that this assessment is an HDC requirement that must be completed. The Board approved to move forward with Lawless & Mangione to complete this assessment on the Big Six Towers' behalf.

Apartment turnover flooring process was discussed and it was agreed that an alternate process would be investigated.

1<sup>st</sup> motion was to approve the June minutes.

- **Orridge moved, Geary seconded, to approve. Motion carried 9-0.**

2<sup>nd</sup> motion was to allow for Brendan Keany to negotiate commercial lease modifications on the Board's behalf.

- **Doyle moved, Haggerty seconded, to approve. Motion carried 7-2.**

3<sup>rd</sup> motion was to accept Washington Square Park's proposal to provide a redevelopment analysis for the Big Six Shopping Center.

- **Doyle moved, Haggerty seconded, to approve. Motion carried 8-1.**

4<sup>th</sup> motion was to adopt new procedure with regard to residential arrears.

- **Doyle moved, Bocanumenth seconded, to approve. Motion carried 9-0.**

5<sup>th</sup> motion was to approve electrical proposal for parking lot #1.

- **Doyle moved, Geary seconded, to approve. Motion carried 9-0.**

6<sup>th</sup> motion was to approve the use of Bachrach group in the search for new superintendent.

- **Bocanumenth moved, Doyle seconded, to approve. Motion carried 9-0.**

7<sup>th</sup> motion was to accept Murden Woods' resignation.

- **Doyle moved, Geary seconded, to approve. Motion carried 9-0.**

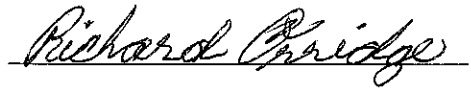
8<sup>th</sup> motion was to approve IPNA proposal from Lawless & Mangione.

- **Doyle moved, Geary seconded, to approve. Motion carried 8-1.**

*Sanela Osmanovic was excused from the meeting at 8:00 pm.*

---

**Sanela Osmanovic,  
Temporary Assistant Property Manager  
Secretary**



**Richard Orridge,**

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: July 13th, 2021**

**6:00 PM BOARD MEETING**

---

**PRESENT:**

- **Kevin Doyle**
- **Thomas Haggerty**
- **Lorraine McAndrews**
- **Richard Orridge**
- **Barbara Collins**
- **Jerry LoMonte**
- **Jonathan Bocanumenth**
- **Howard Geary**
- **Sanela Osmanovic, DEPM**
- **Melisa Zimonjic, DEPM**

**GUEST:**

- **Michael Reilly, Norris McLaughlin**

**ABSENT:**

- **Ben Rodriguez**
- 

Kevin Doyle called the Board meeting to order at 6:16pm.

The meeting began with discussion about the apartment Steam Trap project. A bid comparison was presented to the board, comments and suggestions were made. The board decided to award GS Dunham LLC to perform the apartment Steam Trap replacement to one building before moving forward with all remaining buildings.

The meeting continued with a confirmed date for this year's Finance Meeting.

Management gave the board a status update on all Capital Projects.

Kevin Doyle mentioned having Julie Won and Eric Adams invited to one of our upcoming Board Meetings. It was agreed that an invitation would be mailed out.

June 15<sup>th</sup>, 2021, Board Meeting Minutes were reviewed and approved by all present Board Members.

It was noted that Lorraine McAndrews will be the liaison for NORC, and Barbara Collins will be a part of the Political Action Committee.

The Board proceeded with a few motions.

1<sup>st</sup> motion was to award GS Dunham LLC to perform the apartment Steam Trap Replacement in one building before moving forward with all remaining buildings.

- **Doyle moved, Jonathan seconded, to approve. Motion carried 8-0.**

2<sup>nd</sup> motion was in an event of an emergency the General Manager should immediately proceed with restoring vital services to the complex with no limit or Board approval needed.

- **Jerry moved, Orridge seconded, to approve. Motion carried 7-0 Barbara Collins abstained from voting.**

3<sup>rd</sup> motion was to move forward with using MK Elections for this year's Board of Directors elections.

- **Orridge moved, McAndrews seconded, to approve. Motion carried 8-0.**

*The meeting was called at 8:03 pm.*

---

**Sanela Osmanovic,  
General Manager**

  
**Richard Orridge,  
Secretary**

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

## MINUTES OF THE BOARD OF DIRECTORS MEETING

DATE: July 11th, 2023

6:00 PM BOARD MEETING

---

### PRESENT:

- Mary Lisanti
- Thomas Haggerty
- Howard Geary
- Barbara Collins
- Lorraine McAndrews
- Ernestine Williams
- Peter Nowik
- Maria Platis, Metro Management
- Melisa Zimonjic, Metro Management

### GUEST:

- Michael T. Reilly, Norris McLaughlin

### ABSENT:

- John Gillooly
  - Jonathan Bocanumenth
- 

Tom Haggerty called the **Open Board Meeting** to order at 6:07PM.

The meeting opened up as an Open Board Meeting to all residents at Big Six Towers. Thomas Haggerty began with the first item on the agenda which was approving the minutes.

Motion to accept the June 13<sup>th</sup>, 2023 Board Meeting Minutes.

- **H. Geary moved, B. Collins seconded, to approve. Motion carried**  
**7-0-2 John Gillooly and Jonathan Bocanumenth were unable to vote as they were absent for this Board Meeting.**

Tom Haggerty gave a systems and structures committee update to the full board and residents who were logged into the webinar. The update consisted of the Boiler room project, sump pumps and electric vehicle charging stations. As we know Hurricane Ida caused extensive damages in the boiler room and we hope to have the completed repairs by fall of 2023. Sump pumps were discussed and the importance of having them installed in the boiler room, a special meeting of the board has been scheduled to make a decision on the sump pumps. It was decided that electrical vehicle charging stations will be tabled at the moment. Tom Haggerty encouraged all residents who joined the Zoom Webinar to please reach out to the local politicians. It was agreed that a list of all the elected officials and their contacts would be posted within the buildings along with a shareholder template letter that can be used to be sent to the elected officials.

The Treasurer's report was presented by Mary Lisanti. Mary advised everyone who was tuned into the open board meeting that we continue to search for various avenues of funding for capital projects. The two avenues that have been looked into are NYCEEC and HFA monies. We continue to have bi-weekly calls with our lender HDC about

withdrawing funds for necessary capital work. The Board has also requested a mortgage forbearance with HDC in order to help with the 4 million dollars in outstanding bills. Mary and the board continue to look at every avenue possible in order to keep Big Six affordable.

Maria Platis gave a General Managers report. She announced that Titos retirement party will be held in the Community Room of Building 2 on Friday, July 14<sup>th</sup> from 3pm to 8pm. Maria also brought up the elections committee and requested that a timeline for the 2023 Elections of Board of Directors along with Bids for services be discussed. A date was scheduled for the Committee to meet.

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 executive session at 6:47pm.

During executive session, Maria Platis brought forward to the Board a request that Felipe (Tito) Mateo who is retiring after 33 years at Big Six Towers be able to purchase his apartment as long as HPD approves it. Tito has been a loyal and hard-working employee of Big Six for many years. The Board discussed a monetary amount they would like to give Tito from the whole board.

Motion is to ask HPD 'Housing Preservation and Development' if Felipe (Tito) Mateo, Big Six's Super' who is retiring can purchase his apartment.

- **B. Collins moved, P. Nowik seconded, to approve. Motion carried 6-1-2 with Ernestine Williams not in approval and John Gillooly and Jonathan Bocanumenth were unable to vote as they were absent for this Board Meeting.**

Motion is to make out a check for Felipe (Tito) Mateo in the amount of \$3,300 from the Board.

- **M. Lisanti moved, P. Nowik seconded, to approve. Motion carried 6-1-2 with Ernestine Williams not in approval and John Gillooly and Jonathan Bocanumenth were unable to vote as they were absent for this Board Meeting.**

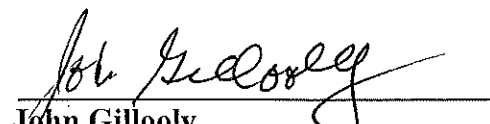
The meeting ended with an update on Public Safety: Sgt. Daniel Ronelli resigned from the department to take a position out of the city. In order to alleviate any overtime, the following motion was made.

Motion is to have Jerry Newman go on patrol in uniform to help as an extra body with patrol.

- **H. Geary moved, E. Williams seconded, to approve. Motion carried 7-0-2 John Gillooly and Jonathan Bocanumenth were unable to vote as they were absent for this Board Meeting.**

*The meeting was called at 7:41pm.*

  
\_\_\_\_\_  
Maria Platis,  
General Manager

  
\_\_\_\_\_  
John Gillooly,  
Board President



**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF BOARD OF DIRECTORS**

**DATE: June 10, 2014 at 7:00 PM**

---

**PRESENT:** Jerry LoMonte, Howard Geary, Elizabeth O'Hara, Kevin Doyle, John McMorrow, Barbara Collins, Angel Negron, Edwin Bennett, Stu Markowitz. Collins arrived at 7:20.

**ATTENDING:** John Abraham and Steve Beckermann, Hercules Laundry Corporation  
David Becker, DEPM  
Norma LoMonte, Al Marton, Building Rep

**LOCATION:** 7:30 PM –Building 2 Community Room

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The meeting was open to all shareholders.

At 7:00 PM, Mr. Abraham and Mr. Beckermann reviewed the details of the proposed laundry contract and the new equipment installations, electronic monitors, and esthetic upgrades to the laundry rooms. They answered questions from the board.

The regular meeting was called to order by President Doyle at 7:35 PM.

Norma LoMonte gave the Building Reps report. She commented that the door opening speeds differ from building to building. Al Marton reposted that there had been complaints about urine odors in the fire stairs.

Becker gave the project update and answered questions from board members.

LoMonte gave the Finance Committee report, and reminded board members of the June 30 budget meeting with Newman, Newman, and Kaufmann, the co-op's accounting firm.

There was no report from the Powerhouse Committee.

O'Hara gave the NORC report, and confirmed that NORC is not going to close.

O'Hara gave the Children's Committee report. There will be a meeting with management to discuss areas of concern and improvement.

There were no reports from the Refurbishment or Public Safety Committees.

McMorrow gave the Buildings and Grounds Committee report.

Doyle moved, O'Hara seconded to open the July 8 meeting to all shareholders. **Motion carried 9-0.**

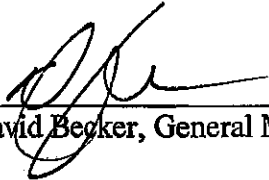
LoMonte moved, McMorrow seconded, to approve the May 2014 minutes. **Motion carried 9-0.**

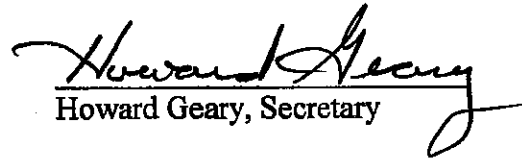
LoMonte moved, McMorrow seconded, to approve the May 2014 Executive Session minutes. **Motion carried 9-0.**

Geary moved, LoMonte seconded, to accept the proposal from Hercules Laundry Corporation. **Geary, Doyle, Markowitz, LoMonte, O'Hara, Bennett voted "Yes." McMorrow, Negron voted "No." Collins abstained. Motion carried 6-2-1.**

McMorrow moved, Markowitz seconded, to have management obtain bids for a new entry at the Building 4 professional space occupied by the dental office. The proposal is to include replacement of the entry door. **Motion carried 9-0.**

The regular meeting adjourned at 9:40 PM.

  
\_\_\_\_\_  
David Becker, General Manager

  
\_\_\_\_\_  
Howard Geary, Secretary

# BIG SIX TOWERS, INC.

A HOUSING COOPERATIVE SPONSORED BY  
NEW YORK TYPOGRAPHICAL UNION NO. 6



59-55 Forty Seventh Avenue • Woodside, NY 11377 • (718) 898-7022 • Fax: (718) 397-1784

**Big Six Towers, Inc.**  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

## MINUTES OF SPECIAL FINANCIAL MEETING, BOARD OF DIRECTORS

**DATE: June 30, 2014 at 6:00 PM**

---

**PRESENT:** Jerry LoMonte, Kevin Doyle, Elizabeth O'Hara, Howard Geary, Edwin Bennett.

**ABSENT:** Angel Negron, John McMorrow, Barbara Collins, Stu Markowitz.

**ATTENDING:** Neil Kaufman and Keith Bleiweiss, Newman, Newman & Kaufman  
David Becker, Douglas Elliman Property Management


**LOCATION:** 6:00 PM, Bldg 2 Community Room

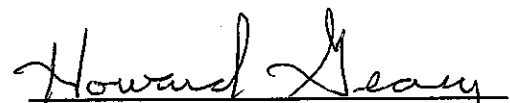
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Mr. Kaufman and Mr. Bleiweiss conducted a review of the draft copy of the 2014 Financial Statement, and the FY 2014/2015 budget.

They answered questions from the board.

The meeting adjourned at 6:45 PM.

  
\_\_\_\_\_  
David Becker, General Manager

  
\_\_\_\_\_  
Howard Geary, Secretary

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: June 14, 2016**

**6:00 PM, Building 2 Community Room**

---

**PRESENT:** Kevin Doyle, Janet Kregler, Anne Andrusko, Thomas Haggerty, John McMorrow, Richard Orridge, Howard Geary

**ABSENT:** Elizabeth O'Hara

**ATTENDING:** David Becker and Tama Francis, Douglas Elliman Property Management  
Amy Paul, Woodside on the Move

---

Amy Paul of the community service organization Woodside on the Move spoke to the Board about their activities. Board members asked questions and suggested other actions that might be of value to Big Six shareholders.

Doyle called the meeting to order at 6:30 PM.

McMorrow reported for the Buildings & Grounds Committee about concrete and asphalt work currently underway.

Geary reported for the Finance Committee on the co-op's current financial position, which continues to be very healthy.

Kregler reported that the Children's Committee will be meeting to discuss the Pumpkin Patch/Flea Market events to be held in October 2016.

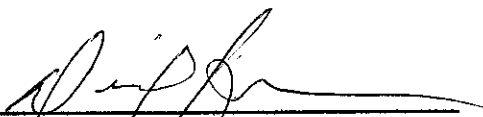
Kregler also reported that NORC will be setting up a presentation on Fraud prevention with the 108 Precinct commander.

She also reported that Fruit/Vegetable stand will begin in July.

The board discussed the upcoming 2016 Annual Election.

**McMorrow moved, Kregler seconded, to approve the May 2016 minutes. Motion carried, 6-0-1 (Orridge abstained as he was not present at the meeting).**

**Doyle moved, Andrusko seconded, to restrict Annual Election electioneering activities to the lobbies and vestibules of the buildings. Motion carried 7-0.**

  
\_\_\_\_\_  
**David Becker, General Manager**

  
\_\_\_\_\_  
**Kevin Doyle, President**

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: June 13, 2017**

**6:00 PM, Building 2 Community Room**

---

**PRESENT:** Kevin Doyle, Thomas Haggerty, Howard Geary, Richard Orridge, Jerry LoMonte, Anne Andrusko, Andrew Sawicki.

**ABSENT:** William Kregler (suspended)

**ATTENDING:** David Becker and Tama Francis, Douglas Elliman Property Management  
Building Representatives: Norma LoMonte and Al Marton

---

Director Kregler delivered a written response to the board's previous request to discuss his conduct that violated long established board policy and his signed confidentiality agreement.

**Orridge moved, Sawicki seconded, to continue Kregler's suspension because his written response forecloses the opportunity for the board to question him. Motion carried 8-0.**

**Doyle moved, Sawicki seconded, to appoint Geary and LoMonte to appear on behalf of Big Six at the HDC closing. Motion carried 8-0.**

**Doyle moved, Andrusko seconded, to continue repainting of the fire stairs at a pace of about 1-2 buildings per year, at a cost of \$ 1,000/floor, starting with Bldg 4. Motion passed, 8-0.**

Management was reminded to post memos regarding work going on around the complex.

**Orridge moved, Doyle seconded, to approve the May 2017 minutes. 6-0-2; Sawicki and Orridge abstained.**

---

**David Becker, General Manager**

---

**Jerome LoMonte, Secretary**

Big Six Towers, Inc.  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: June 12, 2018**

**6:00PM, Building 2 Community Room**

---

**PRESENT:** Kevin Doyle, Thomas Haggerty, Richard Orridge, Jerry Lomonte, Johnathan Bocanumenth, Edwin Bennett, Andrew Sawicki, John Gillooly.

**EXCUSED:** Barbara Collins

**ATTENDING:** David Becker and Tama Francis, Douglas Elliman Property Management  
Matthew Wallace, Chief of Staff for CM Van Bramer

---

Mr. Wallace spoke to the board about continuing problems with the neighborhood homeless population. He also reviewed the process for developments to receive funds from various city programs. He also spoke about continuing traffic problems in the area.

Doyle called the meeting to order at 7:05PM.

Gillooly motioned, Sawicki seconded to have engineer come in for the plumbing. 8-0

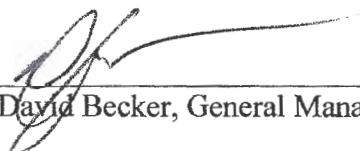
Gillooly motioned, Orridge seconded to merge the parking lot and sidewalk funds. 8-0

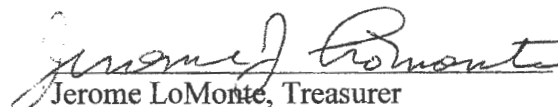
Bennett motion, Doyle seconded to send full distribution to shareholders regarding the proper procedure when making a complaint. 8-0

Bennett motioned, Orridge seconded that any shareholders or residents who slander or libel members of the Big Six Towers, Board of Directors, past or present, while acting or speaking in their capacity as directors, may have civil action brought against them by Big Six Towers, Inc. corporate counsel. Funds awarded through such litigation will be deposited into a Big Six legal fee account. Shareholders or residents who cause such litigation will be billed for all court and corporate counsel fees. 8-0

Doyle motioned, Gillooly seconded to accept May minutes with corrections. Sawicki and Lomonte abstained because of absence 6-0-2

Doyle motioned, Bocanumenth seconded to decline VNS proposal for renewal. 8-0

  
\_\_\_\_\_  
David Becker, General Manager

  
\_\_\_\_\_  
Jerome LoMonte, Treasurer

Big Six Towers, Inc.  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: June 11, 2019**

**6:00 PM, Building 2 Community Room**

---

**PRESENT:** Howard Geary, John Gillooly, Ben Rodriguez, Jonathan Bocanumenth, Thomas Haggerty, Richard Orridge, Jerome LoMonte, Barbara Collins, Andrew Sawicki.  
**ATTENDING:** David Becker and Tama Francis, Douglas Elliman Property Management  
Bldg. Reps: Norma LoMonte and Al Marton (arrived 6:30).

---

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

The board discussed the needs and associated costs related to refurbishing vacated apartments for incoming shareholders while being cognizant of our budget. Of particular concern are apartments left in poor condition by outgoing shareholders, many of which were in occupancy for a long time.

**LoMonte moved, Orridge seconded, to approve the May 2019 minutes. Motion passed by a vote of 9-0.**

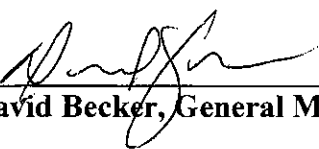
**Bocanumenth moved, LoMonte seconded, to accept the Sprague Operating Resources oil contract to lock in our pricing for the next three (3) months. Motion passed by a vote of 9-0.**

**LoMonte moved, Gillooly seconded, to accept the labor block proposal from Foley Equipment for ongoing maintenance and intermittent repair of the co-gen/power plant engines. LoMonte, Gillooly voted "yes." Haggerty, Geary, Orridge, Collins, Bocanumenth, Rodriguez, Sawicki voted "no", pending an effort for Foley (or perhaps another vendor) to reduce the cost for this expenditure. Motion failed, 7-2. Management to get back to the Board on this effort shortly.**

**Haggerty moved, Orridge seconded, to commence a new inquiry into the feasibility of electrical sub metering as a means of potentially reducing our operating budget for power. Haggerty, Orridge, LoMonte, Sawicki, Geary voted "yes." Gillooly, Collins, Rodriguez, Bocanumenth voted "no." Motion carried 5-4.**

Norma LoMonte gave the Building Reps report. She mentioned the appearance and misuse of the plastic sleeves by the elevators. There continue to be complaints about shareholders allowing smoke to escape from their apartments. Shareholders "borrowing" the laundry carts are also a continuing issue.

Meeting adjourned at 8:15 PM.

  
\_\_\_\_\_  
David Becker, General Manager

  
\_\_\_\_\_  
Thomas Haggerty, Secretary

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: June 9, 2020**

**6:00 PM BOARD MEETING**

---

**PRESENT:**

- **Kevin Doyle**
- **Howard Geary**
- **Thomas Haggerty**
- **John Gillooly**
- **Jerome LoMonte**
- **Richard Orridge**
- **Barbara Collins**
- **Jonathan Bocanumenth**
- **Ben Rodriguez**
- **Melisa Zimonjic, DEPM (PRESENT ON A PHONE CALL)**

**ABSENT:**

***-Liya Rakhimova***

---

Kevin Doyle called the Board meeting to order at 6:00pm. It was discussed to look into doing the elections electronically. Richard Orridge was made chair of Election Committee. Kevin Doyle mentioned hiring a General Consultant at Big Six Towers.

Kevin Doyle also advised Management to have letters sent out to shareholders in arrears and take away parking/storage if needed. This was a 2011 directive, more than 3 months in arrears, **lose parking/storage**. Shareholders who were in arrears before the March Covid-19 pandemic will not be able to run for this year's elections.

1<sup>st</sup> motion was to approve the May minutes.

2<sup>nd</sup> motion was to make Richard Orridge chair of Election Committee.

3<sup>rd</sup> motion was to stop late fees until further notice.

- **Gillooly moved, Orridge seconded, to approve the May minutes. Motion carried 6-0.**
- **Doyle moved, Geary seconded, to make Richard Orridge chair of Election Committee. Motion carried 9-0.**
- **Doyle moved, Orridge seconded, to stop late fees until further notice. Motion carried 9-0.**

*Melisa Zimonjic was excused from the phone call at 6:58pm.*



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**Melisa Zimonjic,  
Assistant Property Manager**

*Richard Orridge*

---

**Richard Orridge, Secretary**

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: June 15th, 2021**

**5:30 PM BOARD MEETING**

---

**PRESENT:**

- **Kevin Doyle**
- **Thomas Haggerty**
- **Lorraine McAndrews**
- **Richard Orridge**
- **Barbara Collins**
- **Jerry LoMonte**
- **Jonathan Bocanumenth**
- **Howard Geary**
- **Sanela Osmanovic, DEPM**
- **Melisa Zimonjic, DEPM**

**GUEST:**

- **Theodora Ziongas, NORC**

**ABSENT:**

- **Ben Rodriguez**
- 

Kevin Doyle called the Board meeting to order at 5:36pm.

The meeting began with a presentation from NORC'S Program Director Theodora Ziongas. It was discussed about the many services NORC provides that meet the needs of seniors. Some of those services presented were social services, healthcare and wellness, health promotion groups, transportation services and many more. NORC'S client eligibility is for anyone who is 60 and over and must be a resident of the partnering housing entity. Theodora was excused from the meeting at 5:58pm.

The meeting continued with discussion regarding the Steam Trap project. It was mentioned to have three plumbing companies perform the work on three vacant apartments under the supervision of Hasko Muric. By having this examination done, it would help decide which plumbing company to use for the project.

May 18<sup>th</sup>, 2021, Board Meeting Minutes were reviewed and approved by all present Board Members.

The Board briefly mentioned having this year's Meet the Candidates Night and Annual Meeting be done via zoom.

The Board proceeded with a motion.

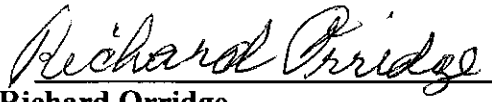
1<sup>st</sup> motion was to make Richard Orridge in charge of this year's Election for the Board of Directors.

- **Geary moved, LoMonte seconded, to approve. Motion carried 8-0.**

*The meeting was called at 7:08 pm.*

---

**Sanela Osmanovic,  
General Manager**

---

**Richard Orridge,  
Secretary**

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: June 14th, 2022**

**6:00 PM BOARD MEETING**

---

PRESENT:

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

ABSENT:

- **Peter Nowik**
- **Kevin Doyle**

GUEST:

- **Michael T. Reilly, Norris McLaughlin**
- 

John Gillooly called the **Board meeting** to order at 6:21PM.

The meeting began with approval of minutes.

May 17th, 2022, Board Meeting Minutes were reviewed and approved by all present Board Members.

Board Meeting proceeded with discussion regarding New York Community Banks request to Consent of a Lease Agreement.

Motion was to accept New York Community Banks request of a Lease Agreement.

- **Jonathan moved, Jerry seconded, to approve. Motion carried 7-0.**

Management brought forward to the Board a request for a lease extension from one of the Commercial Tenants. The Board directed Management to open negotiations regarding the extension.

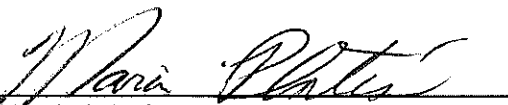
Updates were given regarding the Chiller and Cooling Tower.

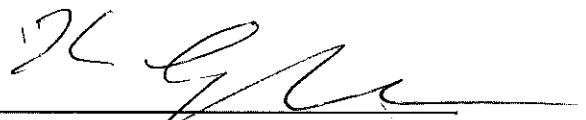
Landscaping was apart of the Meeting's Agenda, but it was agreed to be tabled and discussed in upcoming Board Meetings. Due to the financial situations the Co-op is facing, it was decided to keep all landscaping done in-house.

Board President John Gillooly gave a brief update regarding the Boiler project. It was expressed the orders have been placed for the burners.

An update regarding the EV Charging stations were given to the Board. Management and Board President John Gillooly met on site with INF Associates and Con-Edison to discuss designs and the feasibility in having Electric Vehicle Charging Stations in Big Six Towers. It was agreed that both Con-Edison and INF Associates will return to open a manhole to verify if there are any service cables from the Con-Ed transformer to the manhole. Management advised to keep the full Board updated on the project.

*The meeting was called at 8:09pm.*

  
\_\_\_\_\_  
**Maria Platis,**  
**General Manager**

  
\_\_\_\_\_  
**Kevin Doyle,**  
**Secretary**

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

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: June 13th, 2023**

**6:00 PM BOARD MEETING**

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PRESENT:

- John Gillooly
- Thomas Haggerty
- Howard Geary
- Barbara Collins
- Ernestine Williams
- Jonathan Bocanumenth
- Peter Nowik
- Maria Platis, Metro Management
- Melisa Zimonjic, Metro Management

GUEST:

- Michael T. Reilly, Norris McLaughlin
- Theodora Ziongag, NORC Self-help

ABSENT:

- Mary Lisanti
  - Lorraine McAndrews
- 

John Gillooly called the **Open Board Meeting** to order at 6:03PM.

The meeting opened up as an Open Board Meeting to all residents at Big Six Towers. John Gillooly started off the meeting with greeting everyone that joined the Zoom Webinar. John advised the residents that any questions that were not related to the Board Meetings agenda would be answered at his Informational Meeting that is being held on June 15<sup>th</sup>, 2023 in the Community Room.

Theodora Ziongag who is the Director of NORC presented to the Board. Dora briefly touched on the numerous services NORC provides to the seniors at Big Six Towers and the many positive reviews they have received for their services over the years. Some of the services NORC provides are social services, healthcare and wellness, health promotion groups and transportation services. The Board proceeded with questions for Dora and once all questions were addressed, Dora was excused from the meeting at 6:16pm.

Motion to accept the April 18<sup>th</sup>, 2023 Board Meeting Minutes.

- **H. Geary moved, T. Haggerty seconded, to approve. Motion carried**  
**7-2 Mary Lisanti and Lorraine McAndrews were unable to vote as they were absent for this Board Meeting.**

Motion to accept the May 16<sup>th</sup>, 2023 Board Meeting Minutes.

- **T. Haggerty moved, H. Geary seconded, to approve. Motion carried 7-2 Mary Lisanti and Lorraine McAndrews were unable to vote as they were absent for this Board Meeting.**

The Treasure's report was presented by John Gillooly as Mary Lisanti was absent for this meeting. John advised the Board that Mary Lisanti was looking into doing quarterly reports from Big Six's accountants Newman and Newman. The Board discussed the costs of doing this. It was decided to table this discussion at July's Board Meeting.

Associate General Manager, Melisa Zimonjic gave a full update regarding the 2023 Apartment Inspections. Approximately 180 apartments have not given access or did not reach out to setup a day and time to have the apartment inspected. Melisa encouraged everyone who has not had their apartment inspection done to please call Management to schedule.

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 executive session at 6:43pm.

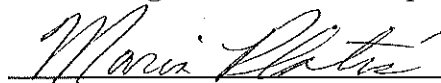
The Manager's report was given by Maria Platis. Maria advised the Board that the 2023 Board of Elections is coming up and an Elections Committee must be formed. After discussion, the Chair Person of the Elections Committee will be Barbara Collins along with Tom Haggerty, Ernestine Williams and Richard Orridge. Maria's report continued with discussion about the major capital projects Big Six Towers will need to address. It was suggested that one of capital projects, although grandfathered in, should be upgrading all the Shopping Center doors to be ADA compliant. Big Six Towers will need funding for this project which is currently included with the new loan Big Six Towers will be taking out with HDC 'Housing Development Corporation'. The following motion was made.

Motion is to include and get pricing for ADA doors and entryways leading to and from the Shopping Center (both breezeways) to be included as part of the capital projects submission to HDC for the new loan to begin the capital project.

- **J. Gillooly moved, H. Geary seconded, to approve. Motion carried 7-2 Mary Lisanti and Lorraine McAndrews were unable to vote as they were absent for this Board Meeting.**

Michael Reilly from Norris McLaughlin gave a legal report to the full Board.

*The meeting was called at 7:54pm.*



**Maria Platis,  
General Manager**



**John Gillooly,  
Board President**

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF BOARD OF DIRECTORS**

**DATE: March 11, 2014 at 6:00 PM (Special Co-op Insurance Meeting)**

**Regular Board of Directors Meeting at 7:00 PM**

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**PRESENT:** Jerry LoMonte, Howard Geary, Elizabeth O'Hara, Roy Lippman. Kevin Doyle arrived at 6:15 PM. Barbara Collins arrived at 6:25. John McMorrow arrived at 7:20 PM. Stu Markowitz arrived at 7:55 PM.

**ABSENT:** Angel Negrón

**ATTENDING:** Barbara Roach, Vice President for Insurance and Corporate Risk, Douglas Elliman Property Management. David Becker and Margaret Lowery, DEPM. Norma LoMonte, Frank Meyer, and Al Marton, Building Reps

**LOCATION:** 6:00 PM –Building 2 Community Room

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Doyle called the Special Meeting to order at 6:15 PM. Barbara Roach of DEPM introduced herself to the board and talked about the process for obtaining insurance coverage for Douglas Elliman properties and about the specific process for Big Six Towers. Ms. Roach answered questions from individual board members until 7:00 PM.

Lippman departed at 7:05 PM.

The regular meeting was called to order by Doyle at 7:10 PM.

Doyle reported on a meeting between The Department of Housing Preservation and Development (HPD) and the Executive Committee of the board.

Becker gave the project update and answered questions from the board. Becker will arrange to replace one master antenna on one of the buildings. This work is being performed to assess whether or not it is effective for future use.

Building Reps report: Frank Meyer gave a report regarding an incident on March 5. Norma LoMonte gave additional reports from the reps.

Move In/Move-Out Committee: Collins and Geary gave reports.

Collins moved, Geary seconded, to discontinue appliance rebates for incoming shareholders.  
**Motion carried 7-0.**

O'Hara gave the Children's Committee report.



McMorrow gave the Buildings and Grounds Committee report.

LoMonte gave the Finance Committee report.

LoMonte moved, Doyle seconded, to approve \$1,200.00 for the Children's Committee for parties and events for the children at Big Six. **Motion carried, 7-0.**

O'Hara gave the NORC report.

Doyle moved, LoMonte seconded, to approve \$ 2,000.00 from the 50<sup>th</sup> Anniversary Committee funds for spring mulch. **Motion carried 7-0.**

Collins departed the meeting at 9:05 PM.

Geary gave the Public Safety Committee report.

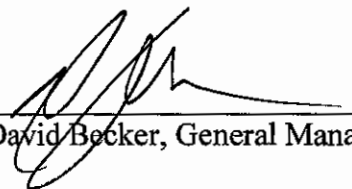
McMorrow moved, O'Hara seconded to authorize overtime for the Maintenance Department to use the pressure washers to clean the shopping center concrete during the early morning hours. **Motion carried 6-0.**

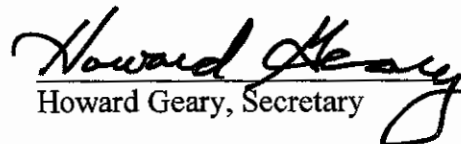
McMorrow moved, LoMonte seconded to approve a proposal from Fiorini Landscaping to ground rake and hydro-seed (with slit-jute covering) areas of bare ground around the complex at a cost of \$ 9,800.00 (about 9 cents per square foot). **Motion carried 6-0.**

Doyle moved, McMorrow seconded to open the April 8 meeting to all shareholders. **Motion carried 6-0.**

There will be a shareholder information meeting March 25 at 7:00 PM.

The board went into Executive Session at 9:40 PM.

  
David Becker, General Manager

  
Howard Geary, Secretary

Big Six Towers, Inc.  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: March 10, 2015**

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**PRESENT:** Kevin Doyle, Howard Geary, Elizabeth O'Hara, Anna Anzueta, Anne Andrusko, Stu Markowitz, Janet Kregler, Jennifer Gouvatsos, John McMorrow

**ABSENT:** N/A

**ATTENDING:** David Becker and Maria Platis, Douglas Elliman Property Management  
Frank Meyer, Al Marton, Norma LoMonte and Dennis McDermott, Building Reps

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6:40 P.M. Presentation by Joseph Esposito of The Pinnacle Group: presented options for future investing plans and strategies for Big Six Towers.

Meeting convened at 7:06 P.M.

<b><u>Committee Reports:</u></b>	<b>Move-ins/Move-outs:</b>	O'Hara reported.
	<b>Power Plant Committee:</b>	Markowitz reported.
	<b>Buildings &amp; Grounds Committee:</b>	McMorrow reported.
	<b>Public Safety Committee:</b>	Geary reported.
	<b>Children's Committee:</b>	Kregler reported.
	<b>Ongoing Projects:</b>	There were no questions from the Board.

**Building Reps Report:** Al Marton reported for building 1.

Norma LoMonte reported for building 3 and 6 (building 6 sent via e-mail).

Dennis McDermott reported for building 4.

Frank Meyer reported for building 5.

**Motion was made by Markowitz:** To accept the February 10, 2015 Minutes.

**Seconded by Geary, Doyle, Markowitz, Geary, O'Hara, Anzueta, Kregler, Andrusko and Gouvatsos voted "Yes", McMorrow abstained, as he was absent for that meeting. Motion carried 8-0-1.**

**Motion was made by Doyle:** to accept the "daylight" color LED 10 watt light bulbs for the new hallway fixtures.

**Seconded by Anzueta, Doyle, Markowitz, Geary, O'Hara, Anzueta, Kregler, Andrusko and McMorrow voted "Yes", Gouvatsos voted "No". Motion carried, 8-1-0.**

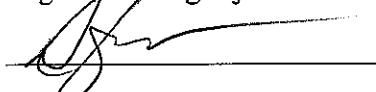
**Motion was made by Gouvatsos:** to send out an RFP to obtain proposals from three (3) other landscaping companies, in addition to our incumbent.

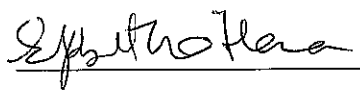
**Seconded by O'Hara. All were in favor. Motion carried, 9-0-0.**

**Motion was made by Geary:** to accept flooring sample #8 "TrafficMaster AllureUltra Commercial Flooring in Carrara White Resilient Vinyl Tile Flooring" with lifetime residential guarantee and 10 year commercial manufacturer warranty; 100% water-proof and fire retardant.

**Seconded by Andrusko, Doyle, Markowitz, Geary, O'Hara, Kregler, Andrusko and McMorrow voted "Yes", Gouvatsos and Anzueta voted "No". Motion carried, 7-2-0.**

Regular meeting adjourned at 8:45 P.M.

  
\_\_\_\_\_  
David Becker, General Manager

  
\_\_\_\_\_  
Elizabeth O'Hara, Secretary

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: March 8, 2016**

**6:00 PM, Building 2 Community Room**

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**PRESENT:** Kevin Doyle, Howard Geary, Elizabeth O'Hara, Janet Kregler, Anne Andrusko, Thomas Haggerty, Richard Orridge (arrived 7:00 PM)

**ABSENT:** John McMorrow

**ATTENDING:** David Becker and Penny Rund, Douglas Elliman Property Management  
Charles Barrall, Foley Power Systems

---

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

Mr. Barrall spoke to the Board about modern engines and control technology. He answered questions from the board and departed at 7:00 PM.

The regular session commenced at 7:10 PM. Committee reports were given by Janet Kregler (Children's) and Howard Geary (Finance).

Norma LoMonte presented the Building Representatives report.

**Geary moved, Kregler seconded, to direct Management to obtain bids for repaving walkways, installing curb cuts, and performing repairs to asphalt and concrete at various locations around the complex. Motion passed 7-0.**

**Orridge moved, Geary seconded, to approve the February 2016 minutes with corrections. Doyle, Geary, Orridge, O'Hara, Haggerty, Andrusko voted "yes." Kregler voted "no." Motion passed 6-1.**

**Orridge moved, Geary seconded, to apply to HPD for approval to begin selling vacant apartments in "as-is" condition, with an \$800.00 move-in fee. Motion passed 7-0.**

The meeting adjourned at 9:15 PM.

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**David Becker, General Manager**

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**Elizabeth O'Hara, Secretary**

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: March 14, 2017**

**6:00 PM, Building 2 Community Room**

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**PRESENT:** Kevin Doyle, Thomas Haggerty, Howard Geary, Richard Orridge, Bill Kregler, Jerry LoMonte, Anne Andrusko

**EXCUSED:** Andrew Sawicki, Ed Bennett (the meeting was postponed because of the snowstorm)

**ATTENDING:** David Becker, Douglas Elliman Property Management

---

This was a closed meeting. The Building Representatives were not present. There was a special meeting of the Board at 6:00 PM. This portion of the meeting was adjourned at 6:40 PM and the regular meeting commenced at 7:00 PM.

There were no committee reports.

**Geary moved, LoMonte seconded, to approve the new parking agreement negotiated with the Department of Housing Preservation and Development. Geary, LoMonte, Andrusko, Haggerty, Orridge, Doyle voted "Yes." Kregler voted "No." Motion carried 6-1.**

**Orridge moved, Andrusko seconded, to approve the February 2017 minutes. Geary, LoMonte, Andrusko, Haggerty, Orridge, Doyle voted "Yes." Kregler voted "No." Motion carried 6-1.**

**Geary moved, Orridge seconded, to approve the landscaping contract with Fiorini. Motion carried 7-0.**

**Kregler nominated a shareholder from Building 6 to become a Building Representative. Kregler voted "Yes." Geary, LoMonte, Andrusko, Haggerty, Orridge, Doyle voted "No." Nomination was declined because it was in conflict with current Big Six bylaws, 6-1.**

**Kregler departed the meeting at 7:55 PM.**

**Meeting adjourned at 8:15 PM.**

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**David Becker, General Manager**

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**Jerome LoMonte, Secretary**

**Big Six Towers, Inc.**  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: March 13, 2018**

**6:00 PM, Building 2 Community Room**

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**PRESENT:** Kevin Doyle, Barbara Collins, Jonathan Bocamuneth, John Gillooly, Jerome LoMonte, Thomas Haggerty, Richard Orridge, Edwin Bennett.

**ABSENT:** Andrew Sawicki

**ATTENDING:** David Becker and Tama Francis, Douglas Elliman Property Management  
Murden Woods, Resident Manager  
Elizabeth O'Hara and Howard Geary, Big Six Community Council

---

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

The Board asked questions of Mr. Woods about various operational matters around the complex. There was further discussion with Management about improving communications between all departments.

**LoMonte moved, Bocanumeth seconded, to approve the February minutes with corrections. Motion passed 7-0-1; Gillooly was not present and abstained.**

Norma LoMonte gave the Building Reps report, stressing that it is very important for all shareholders to provide accurate emergency contact information to Management.

Elizabeth O'Hara gave the Community Council report.

**Gillooly moved, Bocanumeth seconded, to approve \$ 600.00 for spring plants. Motion passed 8-0.**

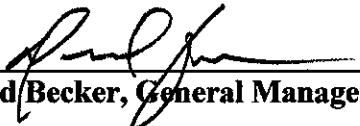
Gillooly gave the Buildings and Grounds Committee report.

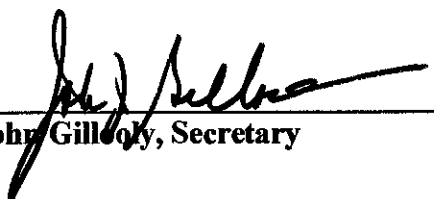
Orridge gave the NORC report.

LoMonte gave the Finance Committee report.

Doyle gave the Public Safety Committee report.

Meeting adjourned at 9:00 PM.

  
\_\_\_\_\_  
David Becker, General Manager

  
\_\_\_\_\_  
John Gillooly, Secretary

**Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**Big**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: March 12, 2019**

**6:00 PM, Building 2 Community Room**

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**PRESENT:** Thomas Haggerty, Richard Orridge, Jerry LoMonte, John Gillooly, Ben Rodriguez, Howard Geary, Barbara Collins, Andrew Sawicki, Jonathan Bocamunenth.

**ABSENT:** John Gillooly

**ATTENDING:** David Becker, Douglas Elliman Property Management  
Building Reps: Norma LoMonte, Al Marton, Margaret Powers

---

Orridge chaired the meeting in Gillooly's absence and called the meeting to order at 6:00 PM.

**LoMonte moved, Geary seconded, to accept the February minutes. Motion passed 5-0-3. Sawicki, Collins, and Bocamunenth abstained as they were absent.**

Sawicki brought up a city program to perform an upgrade of the Big Six security cameras. He offered to approach the city council regarding participation in the program. The board expressed interest in hearing from the vendor currently working with the city. Pending that contact, the board tabled the discussion until summer.

The board discussed the elevator door monitoring upgrade mandated by NYC. This work was performed by Nouveau Elevator and Big Six is actively renegotiating the original contract price, as the project did not require the original estimated amount of labor.


Orridge gave the NORC committee report.

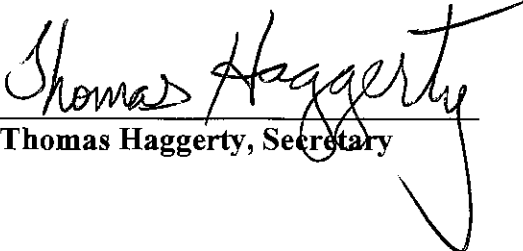
Geary gave the Finance committee report and discussed the two Big Six CDs maintained at Queens County Bank.

**Collins moved, Orridge seconded, to retain the two CDs and to "ladder" them with different commitment dates. Motion passed 8-0.**

The board discussed a proposed presentation by the Sunnyside Yards Steering Committee to be held in the Big Six Community Room. Proposed dates were presented.

**Orridge moved, Collins seconded, to allow the Sunnyside Yards presentation. Vote was 4-4; motion failed.**

  
\_\_\_\_\_  
David Becker, General Manager

  
\_\_\_\_\_  
Thomas Haggerty, Secretary

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: March 10, 2020**

**5:30 PM, Building 2 Community Room**

---

**PRESENT:** Jonathan Bocanumenth, Thomas Haggerty, Jerome LoMonte,  
Barbara Collins, Richard Orridge, Ben Rodriguez, John Gillooly,  
Kevin Doyle.

**ATTENDING:** Jim Miller, Douglas Elliman Property Management  
Melisa Zimonjic, Douglas Elliman Property Management

**GUESTS:** Jaime Cohen, 1<sup>st</sup> Candidate  
Liya Rakhimova 2<sup>nd</sup> Candidate

---

Before the meeting, the board held interviews for a General Manager position. First candidate to be interviewed by the Board of Directors was Jaime Cohen. Each interview took about 30 minutes. Liya Rakhimova was the second candidate to be interviewed.

Kevin Doyle called the meeting to order at 5:30 PM. There was discussion about having Michael Reilly from Norris McLaughlin try to fight HPD for the key door lock entrance violation on the lobby doors. It was mentioned to possibly have Cohen Hochman & Allen investigate the HPD violation before any action is taken.

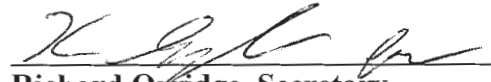
The meeting continued with discussion about the upcoming Spring/Summer projects on the Power Plant and what is to be expected.

**Gillooly moved, Orridge seconded, to approve the February minutes. Motion carried 8-0.**

*The meeting adjourned at 7:15 PM.*

---

**Melisa Zimonjic, Assistant Property Manager**

  
**Richard Orridge, Secretary**

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: March 9th, 2021**

**6:00 PM BOARD MEETING via ZOOM/IN PERSON OPTION**

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**PRESENT:**

- **Kevin Doyle**
- **Thomas Haggerty**
- **Lorraine McAndrews**
- **Richard Orridge**
- **Barbara Collins**
- **Jerry LoMonte**
- **Jonathan Bocanumenth**
- **Howard Geary**
- **Ben Rodriguez**
- **Sanela Osmanovic, DEPM**
- **Melisa Zimonjic, DEPM**
- **Michael Reilly, Norris McLaughlin**
- **Robert Castellano, VDA**

---

Kevin Doyle called the Board meeting to order at 6:03pm.

The meeting began with a presentation by Rob Castellano from VDA regarding approaching Elevator MOD projects for residential towers and shopping center. The Board agreed to proceed with the specification and design phase of the project.

A Legal Report was given by Michael Reilly.

January 12, 2021 Board Meeting Minutes were reviewed and approved by all present Board Members.

The PPP 'Payroll Protection Plan' was discussed and there was a focus on refining our current budget specific to employee over-time.

Management presented to the Board two shareholder requests.

The Board discussed ongoing projects and status of operations of the complex.



1<sup>st</sup> motion was to approve Phase 2 of the Elevator MOD proposals for the commercial and residential towers, which would include elevator specs and design by VDA.

- **Geary moved, Haggerty seconded, to approve. Motion carried 9-0.**

2<sup>nd</sup> motion was to accept the implementation of a water surcharge to cover for unbudgeted water charges incurred by the complex.

- **Doyle moved, Orridge seconded, to approve. Motion failed 4-4 with Thomas Haggerty, Barbara Collins, Howard Geary and Jonathan Bocanumenth not in approval, Lorraine McAndrews abstained from voting.**

3<sup>rd</sup> motion was to approve RAND Engineering & Architecture to perform the 9<sup>th</sup> cycle Façade Inspection Safety Program.

- **Doyle moved, Richard seconded, to approve. Motion carried 9-0.**

4<sup>th</sup> motion was to approve the purchase of 10 new Digital Two-Way Radios from Metrocom Wireless for Big Six Staff.

- **Doyle moved, Howard seconded, to approve. Motion carried 9-0.**

5<sup>th</sup> motion was to reinstate \$800 per room apartment refurbishment fees effective June 1<sup>st</sup>, 2021.

- **Doyle moved, Bocanumenth seconded, to approve. Motion carried 4-3 with Jerry LoMonte, Barbara Collins and Lorraine McAndrews not in approval.**

Internet motion was made to allow Hopkins Drugs Pharmacy to administer the COVID-19 vaccine to our Big Six Community.

- **6 internet votes were to approve, 2 votes were against (Thomas Haggerty and Howard Geary). Vote was not received by Jonathan Bocanumenth.**


Internet motion was made to accept the lease terms for Andy Frain Services a new prospective shopping center tenant.

- **7 internet votes were to approve. Votes were not received by Howard Geary or Richard Orridge.**

*The meeting was called at 8:17 pm.*

---

**Sanela Osmanovic,  
General Manager**

  
**Richard Orridge,  
Secretary**

Big Six Towers, Inc.  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: March 8th, 2022**

**6:00 PM BOARD MEETING**

---

**PRESENT:**

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

**GUEST:**

- Michael T. Reilly, Norris McLaughlin
- 

John Gillooly called the **Board meeting** to order at 6:09PM.

A shareholder request was brought to the Board by General Manager, Maria Platis. The Board discussed the request and proceeded with a motion.

1<sup>st</sup> motion was to seek guidance from HPD 'Housing Preservation and Development' for any accommodation requests.

- **Mary moved, Jerry seconded, to approve. Motion carried 9-0.**

Michael Reilly presented a Legal Report to the Board.

Maria Platis briefly presented to the Board a review of next steps for Elevator Modernization. It was brought to the Boards attention that our elevator consultant VDA recommends bidding the modernization the end of this year with the understanding that the actual work would not take place until 2024.

2<sup>nd</sup> motion was to begin the bidding process for the Elevator Modernization.

- **Jonathan moved, Doyle seconded, to approve. Motion carried 9-0.**

February 15th, 2022, Board Meeting Minutes were reviewed and approved by all present Board Members.

The Board Meeting continued with discussion regarding the sidewalk shed (scaffolding) that is mandatory to create a site safety environment while work is in progress on the façade and terraces of the buildings. A scaffolding company must be chosen by the Board to begin work immediately. Proposals were received by the following scaffolding companies, Platinum Services, Intersystem Installation Corp., and Spring Scaffolding LLC.

3<sup>rd</sup> motion was to award Platinum Services to begin putting up the sidewalk shed around buildings 1-5 in order to be compliant with all City regulations.

- **Jerry moved, Richard seconded, to approve. Motion carried 9-0.**

Maria brought forward to the Board the position of Assistant Live-in Super to be filled by Luis Pol who will be occupying an apartment in Building 2 located at 59-15 47<sup>th</sup> Avenue Woodside, NY 11377.

4<sup>th</sup> motion was to accept Luis Pol as Assistant live-in Super who will be occupying an apartment in Building 2 Apt. 16E.

- **Jonathan moved, John seconded, to approve. Motion carried 9-0.**

The meeting proceeded with a presentation by Mary Lisanti, Treasurer of the board about Big Six Towers and its current financials. The informational PowerPoint presentation consisted of the current situations Big Six is facing, the projects in progress and upcoming projects that need to be addressed and how funding will be available to cover costs.


The General Manager gave an update on the ongoing projects to the full Board.

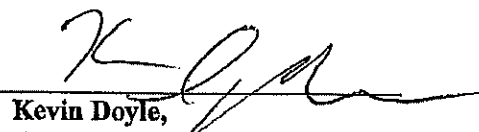
Kevin Doyle brought forward a request to have a spotlight installed on the Maintenance pickup truck, he hopes it can increase visibility in low light conditions.

5<sup>th</sup> motion was to accept Kevin Doyle's request to install a spotlight on the Maintenance pickup truck, but not to exceed more than \$100 for the purchase of the spotlight.

- **Kevin moved, John seconded, to approve. Motion carried 9-0.**

*The meeting was called at 7:58pm.*

  
\_\_\_\_\_  
Maria Platis,  
General Manager

  
\_\_\_\_\_  
Kevin Doyle,  
Secretary

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

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: March 14th, 2023**

**6:00 PM BOARD MEETING**

---

PRESENT:

- John Gillooly
- Lorraine McAndrews
- Thomas Haggerty
- Barbara Collins
- Ernestine Williams
- Peter Nowik
- Jonathan Bocanumenth
- Maria Platis, Metro Management
- Melisa Zimonjic, Metro Management
- Analvi Tavarez, Metro Management

GUEST:

- Michael T. Reilly, Norris McLaughlin

ABSENT:

- Mary Lisanti
  - Howard Geary
- 

John Gillooly called the **Board Meeting** to order at 6:11PM.

The meeting began with approval of minutes.

Motion to accept the February 14<sup>th</sup>, 2023, Board Meeting Minutes.

- **L. McAndrews moved, J. Gillooly seconded, to approve. Motion carried 7-2 Howard Geary and Mary Lisanti abstained from voting as they were absent for this meeting.**

Peter Nowik brought forward to the Board two items he would like discussed, accounting and ethics. He touched on the importance of accounting and advised that Big Six's accountants should make sure everything is being filed properly. Moving forward Peter discussed ethics and advised that everyone should be able to agree to disagree in a respectful manner. All present Board members agreed to conduct Board activity in a pleasant manner.

Motion to accept a new Accounting Firm to review the RPIE filing on an hourly basis, along with a year end audit price for review.

- **J. Bocanumenth moved, E. Williams seconded, to approve. Motion carried 7-2 Howard Geary and Mary Lisanti abstained from voting as they were absent for this meeting.**

The President's Report was given by John Gillooly. John advised the Board that all Federal Pacific electric panels are to be changed in every apartment. It is recommended that these panels be replaced with an updated and safer panel during the next major rehabilitation. This is just another project Big Six Towers will be facing. John mentioned to the Board that a letter for financial assistance has been mailed and emailed to our local politicians, this letter has been posted on the Big Six Towers website.

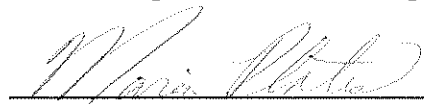
The Manager's Report was presented by Maria Platis. Maria discussed Local Law 11 and the importance of addressing the roofs of each building during Local Law 11 work. Maria proceeds with discussion about apartment inspections and that they are to begin at the end of April 2023. Management gave clarification to the Board that an outgoing transfer tenant is to be charged for any outgoing charges from their old apartment to their new apartment account. Analvi answered any questions the Board had regarding this.

Motion is to move forward with expanding the Local Law 11 scope and adding the roofs.

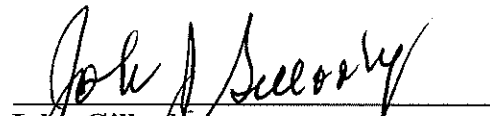
- **J. Bocanumenth moved, J. Gillooly seconded, to approve. Motion carried 7-2 Howard Geary and Mary Lisanti abstained from voting as they were absent for this meeting.**

A Treasurer's Report was prepared by Mary Lisanti, since she was unable to make the meeting, Thomas Haggerty presented to the Board the following financial update. A request was made to HDC to release funds from Big Six's Repair for Replacement account. We hope that if this release is approved, we will be current on our bills with both Sprague and Direct Energy, which is our oil and gas companies.

*The meeting was called at 7:54pm.*



**Maria Platis,  
General Manager**

  
\_\_\_\_\_  
**John Gillooly,  
Board President**

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

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: March 12th, 2024**

**6:00 PM BOARD MEETING**

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PRESENT:

- John Gillooly
- Thomas Haggerty
- Mary Lisanti
- George Zuniga
- Ali Haider
- Ernestine Williams
- Peter Nowik
- Denise Keehan-Smith
- Maria Platis, Metro Management
- Melisa Zimonjic, Metro Management

ABSENT:

- Saiful Islam
- 

The Board was called to order at 6:05pm as an open Board Meeting.

The Board Meeting began with approval of the following minutes:

Motion to accept the Election of Officers Board Meeting Minutes.

- **John Gillooly moved, Ali Haider seconded, to approve. Motion carried.**  
**8-1 Saiful Islam was unable to vote as he was absent for this Board Meeting.**

Motion to accept the February 13<sup>th</sup>, 2024 Board Meeting Minutes.

- **Tom Haggerty moved, Ali Haider seconded, to approve. Motion carried.**  
**8-1 Saiful Islam was unable to vote as he was absent for this Board Meeting.**

Motion to accept the Special Meeting on February 27<sup>th</sup>, 2024 regarding the Maintenance Increase and Planet Fitness.

- **Ali Haider moved, Ernestine Williams seconded, to approve. Motion carried.**  
**6-2-1 Tom Haggerty and John Gillooly abstained from voting as they were not present at this meeting. Saiful Islam was unable to vote as he was absent for this Board Meeting.**

Motion to accept the Special Meeting on March 4<sup>th</sup>, 2024 regarding the Rental Generator.

- **Ali Haider moved, Denise Keehan-Smith seconded, to approve. Motion carried.**  
**6-2-1 Tom Haggerty and John Gillooly abstained from voting as they were not present at this meeting. Saiful Islam was unable to vote as he was absent for this Board Meeting.**

A Treasures report was given by Ms. Ernestine Williams. Ms. Williams advised everyone that the Board is working on reviewing all the finances at Big Six Towers. It was encouraged that residents try their best to be mindful of the energy they are using and to conserve as much energy as possible. Ms. Williams will continue to review all the finances and expenses at Big Six.

The Board Meeting proceeded with a General Managers Report from Maria Platis. Maria announced that she has resigned from her position at Big Six Towers and indicated that her last day at Big Six would be March 22, 2024. Maria expressed her gratitude to the Board and wishes Big Six all the best. Maria advised the Board that Hercules's contract is going to expire August of 2024. Hercules is Big Six's Laundry Company. The Board requested that they review a few different laundry proposals at the next Board Meeting. During this report a new committee has been formed, the Laundry Committee. This committee consists of Ali Haider and George Zuniga. The General Managers report proceeded with an update from Big Six's elevator consultants, VDA. There have been some new elevator regulations that the Board should be aware of, it was noted that the elevator modernization project will be a part of the HDC loan.

A Presidents Report was given by Denise Keehan-Smith. Denise advised the Board that she and Melisa spoke to Sharyn Tritto from Norris McLaughlin regarding Planet Fitness's arrears. Denise requested that an amendment to the Planet Fitness lease be drafted for the Boards review. The amendment should include the arrears owed by Planet Fitness and the actions that will be taken if they do not adhere to the agreement. Denise proceeded with advising everyone that she has been in discussion with assemblymember Steven Raga. Denise hopes to invite Steven to one of Big Six's open Board meetings in the future. During the Presidents Report, it was mentioned that a Capital Grant has been submitted for the three big capital projects that Big Six Towers has to undertake. While on the topic of elected officials, the following motion was made.

Motion to reinstate the Political Action Committee.

- **Tom Haggerty moved, Mary Lisanti seconded, to approve. Motion failed. 3-5-1 with Denise Keehan-Smith, Ernestine Williams, Ali Haider, Peter Nowik, and George Zuniga not in approval. Saiful Islam was unable to vote as he was absent for this Board Meeting.**

The Board Meeting proceeded with discussions regarding the reserve fund at HDC. It's been advised that the suspension of payments towards the reserve fund are about to expire in April of 2024. The Board requested to have HDC continue the suspension of monthly payments. The total monthly payment for the reserve fund is \$20,479.17.

Motion to request HDC to suspend the R for R payments indefinitely.

- **Mary Lisanti moved, Ernestine Williams seconded, to approve. Motion carried. 8-1 Saiful Islam was unable to vote as he was absent for this Board Meeting.**

Motion to defer the scheduled Maintenance Increase to May 1, 2024.

- **Ali Haider moved, John Gillooly seconded, to approve. Motion carried. 7-1-1 with Tom Haggerty not in approval. Saiful Islam was unable to vote as he was absent for this Board Meeting.**

Once all questions were answered and suggestions were received by the residents who were tuned in on the open Board meeting via zoom, the open Board Meeting went into closed session at 7:16pm.

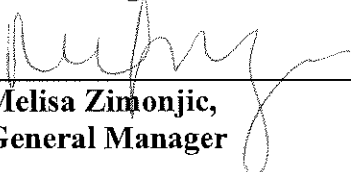
The Board discussed some of the commercial tenants. The New York Community Bank and Flagstar have merged together, they are looking to renew their lease and discuss fair market rent. Peter Nowik put together a fair market analysis for the banks currently located around Woodside, NY. Peter who is the Chair of the Real Estate Committee advised that we offer a lease renewal at \$4.00 sf. Furthermore, it's been noted that Crecer who is the psychologist located in Building 5 will soon be up for a lease renew as well.

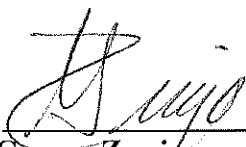
At this time both Maria Platis and Ali Haider left the Board meeting at 7:42pm. Tom Haggerty moved on with the Board Meeting and made the following motion.

Motion that each Board member fully read and understood both the 23.7% budget and 10% budget prepared by the Big Six accounts, Newman, Newman & Kaufman.

- **Tom Haggerty moved, Mary Lisanti seconded, to approve. Motion failed. 2-5-2 with Denise Keehan-Smith, Ernestine Williams, George Zuniga, John Gillooly and Peter Nowik not in approval. Saiful Islam and Ali Haider were unable to vote as Saiful was absent for this Board Meeting and Ali Haider left the Board Meeting.**

*The meeting was called at 7:54pm.*

  
\_\_\_\_\_  
**Melisa Zimonjic,  
General Manager**

  
\_\_\_\_\_  
**George Zuniga,  
Secretary**



**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF BOARD OF DIRECTORS**

**DATE: May 13, 2014 at 7:30 PM**

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**PRESENT:** Jerry LoMonte, Howard Geary, Elizabeth O'Hara, Kevin Doyle, John  
McMorrow, Barbara Collins, Angel Negron. Stu Markowitz arrived at 7:40.

**ATTENDING:** Larry Vitelli, David Becker and Margaret Lowery, DEPM  
Norma LoMonte, Al Marton, Building Rep

**LOCATION:** 7:30 PM –Building 2 Community Room

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The meeting was open to all shareholders.

President Doyle called the meeting to order at 7:30 PM.

General Manager David Becker gave the Project Update.

The Building Reps did not have a report.

The Laundry Room Committee reported on an upcoming meeting with Hercules Laundry, the Big Six laundry vendor.

McMorrow gave the Buildings and Grounds Committee report.

The Powerhouse Committee had no report.

Collins gave the Move-In/Move Out Committee report.

Doyle gave the Public Safety Committee report.

LoMonte gave the Finance Committee report.

O'Hara gave the NORC and Children's Committee report.

LoMonte moved to approve the April minutes with corrections. Geary seconded. The motion was tabled for Executive Session discussion.

Doyle moved to designate Election Season as the period between September 1 up until the date of the Annual Meeting. Collins seconded. **Motion carried, 8-0.**

Doyle moved, Collins seconded, to open the June board meeting to all shareholders. **Motion carried, 8-0.**


There will be a General Information meeting for all shareholders June 3 at 7:30 PM.

Geary moved to increase the fee for violations during move-ins to \$ 500.00. Doyle seconded. **O'Hara, Doyle, Geary, Negron voted "yes." McMorrow, Markowitz, Collins, LoMonte voted "no." Motion failed 4-4.**

LoMonte moved to increase the penalty for non-compliance for annual apartment inspections to \$ 100.00. Markowitz seconded. **Doyle, Markowitz, O'Hara, Geary, McMorrow, LoMonte voted "yes."** **Negron, Collins voted "no."** Motion carried 6-2.

Management was directed to appoint one maintenance employee to assess claims of poor television reception from the master antennas.

The regular meeting adjourned at 8:55 PM.

  
\_\_\_\_\_  
David Becker, General Manager

  
\_\_\_\_\_  
Howard Geary, Secretary

**Big Six Towers, Inc.**  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: May 12, 2015**

---

**PRESENT:** Kevin Doyle, Howard Geary, Elizabeth O'Hara, Anna Anzueta, Stu Markowitz, Janet Kregler, John McMorrow

**ABSENT:** Anne Andrusko, Jennifer Gouvatsos

**ATTENDING:** David Becker and Maria Platis, Douglas Elliman Property Management, Norma LoMonte, Anne Marie Canevari, Edna Semon and Dennis McDermott, Building Reps  
Jerry LoMonte, Executive Board of CCC

---

Regular meeting convened at 6:42 P.M.

The Board accepted the resignation of Jennifer Gouvatsos. The Board wishes to thank her for her service to the community.

J. LoMonte reported on the Coordinating Council of Cooperatives meeting that was hosted by Big Six on May 8, 2015. Big Six hosts the CCC meeting once a year.

<b><u>Committee Reports:</u></b>	<b>Building Reps:</b>	Norma reported.
	<b>Buildings &amp; Grounds Committee:</b>	McMorrow reported.
	<b>Public Safety Committee:</b>	Doyle reported.
	<b>Power Plant Committee:</b>	Markowitz reported
	<b>Move-ins/Move-outs:</b>	O'Hara reported.
	<b>Finance:</b>	Geary reported.
	<b>Children's Committee:</b>	Kregler reported.
	<b>Election:</b>	O'Hara reported.
	<b>Ongoing Projects:</b>	Becker and Platis answered questions.

A. Anzueta departed the meeting at 7:09 P.M.

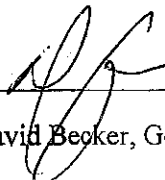
**Motion was made by Markowitz: To accept the April 14, 2015 Minutes.**  
**Seconded by Kregler. All in favor. Motion carried, 7-0-0.**

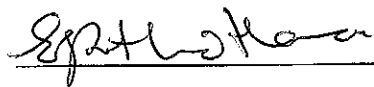
"Let's Talk" Meeting: there will be no meeting in May.

Regular meeting adjourned at 8:35 P.M.

Executive Session commenced at 8:36 P.M.

Executive Session adjourned at 9:20 P.M.

  
\_\_\_\_\_  
David Becker, General Manager

  
\_\_\_\_\_  
Elizabeth O'Hara, Secretary

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: May 10, 2016**

**6:30 PM, Building 2 Community Room**

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**PRESENT:** Kevin Doyle, Elizabeth O'Hara, Janet Kregler, Anne Andrusko, Thomas Haggerty, John McMorrow, Howard Geary

**ABSENT:** Richard Orridge

**ATTENDING:** David Becker and Tama Francis, Douglas Elliman Property Management

---

Doyle called the meeting to order at 6:30 PM. Tama Francis was introduced as the new Assistant Manager. A search is underway to find a new Leasing Administrator.

Kregler gave the NORC and Children's Committee reports. Doyle gave the Public Safety report. Geary gave the Finance Committee report, and McMorrow gave the Buildings and Grounds report.

Norma LoMonte and Al Marton gave the Building Reps report.

Andrusko moved, Kregler seconded, to approve the April 2016 minutes with some corrections. **Motion passed 6-0-1 (Geary abstained as he was not present at the April meeting).**

Geary moved, Kregler seconded, to accept the asphalt/concrete repair proposal from City & County Paving. **Motion passed 7-0.**

Meeting adjourned at 8:45.

---

**David Becker, General Manager**

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**Elizabeth O'Hara, Secretary**

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: May 9, 2017**

**6:00 PM, Building 2 Community Room**

---

**PRESENT:** Kevin Doyle, Thomas Haggerty, Howard Geary, Bill Kregler, Jerry LoMonte, Anne Andrusko, Ed Bennett

**ABSENT:** Andrew Sawicki,, Richard Orridge

**ATTENDING:** David Becker and Tama Francis, Douglas Elliman Property Management

---

Doyle called the meeting to order at 6:15 PM.

There were no committee reports.

The board discussed certain past behaviors and emails from Director Kregler alleging harassment. At the April meeting he had been informed that he would have an opportunity at this meeting to respond to the board's request for evidence of such harrassment. Director Kregler declined to address the board, and stated that he had been given insufficient notice. Notification had been sent by President Doyle on May 3. The text of Director Kregler's email reply of May 9 is below:

"In regards to the bylaws of Big Six Towers Cooperative, I have not been given the proper notice regarding the motion included in my Director packet. It was received from a public safety officer late Friday night of May 5th.

Furthermore, the motion contain in said packet is too vague regarding particulars of alleged incidents. To properly served this notice, a written statement of the particulars needs to be furnished and given reasonable time in order to respond to said motion.

I cannot respond at this time and request this matter be tabled until said statement of particulars are furnished.

Thank you.

Bill Kregler, Director"

Big Six Towers corporate counsel Dean Roberts responded to Director Kregler's assertion insufficient notice on May 9, prior to the meeting. The text of his response is below:

"The bylaws do not provide any specific form of notice regarding the removal of a director, but it does provide for one days notice for special board meetings. Therefore, I believe a notice given on Friday, May 5, 2017 for a meeting scheduled Tuesday evening on May 9, 2017 is sufficient notice.

Here are the bylaw provisions:

*Any Director may be removed for cause, after notice and an opportunity to be heard, by a vote of the majority of the entire Board.*

***Special Meetings.** Special meetings of the Board may be called by the President at least one days' written notice given to each Director personally or by mail or by facsimile or by email setting forth the time, place and purpose of such meeting, and shall be called by the President or Secretary in like manner and on like notice at the written request of a majority of the number of Directors fixed by Article III, Section 1. No business shall be considered at such meeting except such as shall have been specified in the notice*

Please let me know if you have any questions or if we may be of further service.

Dean M. Roberts, Esq.  
Norris McLaughlin & Marcus, P.A.”

Kregler departed the meeting at 6:45.

**Geary moved to suspend Director Kregler from the board until he is prepared to answer the board's request to document the allegations he has made. Haggerty seconded. Motion passed, 6-0.**

**Geary moved to release all documents including Executive Session minutes pertaining to any misconduct by board members past or present. Haggerty seconded. Motion passed 6-0.**

**Doyle moved, Andrusko seconded, to accept the low bid from East Coast Mechanical for replacement of the heating plant boilers. Motion passed 6-0.**

**Doyle moved, LoMonte seconded, to approve Option # 3, as presented by Robert B. Foley, PE, for installation of a DRUPS for the power plant, pending review of costs and logistics for such a project. Motion passed 5-1. Geary voted “no.”**

The meeting adjourned at 7:35 PM.

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David Becker, General Manager

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Jerome LoMonte, Secretary

**Big Six Towers, Inc.**  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: May 8, 2018**

**6:00 PM, Building 2 Community Room**

---

**PRESENT:** Kevin Doyle, Thomas Haggerty, Richard Orridge, Jerry LoMonte,  
Richard Orridge, Jonathan Bocamuneth, Edwin Bennett, Barbara Collins, John Gillooly .

**EXCUSED:** Andrew Sawicki

**ATTENDING:** David Becker and Tama Francis, Douglas Elliman Property Management  
Alex Lopez, KM Associates  
John Patierno and Joe Szabo, Protective Power Systems and Controls

---

The meeting was called to order at 6:00 PM by Doyle.

Alex Lopez reviewed the status and future process of obtaining a final CO for the shopping center. He answered questions from the board about how long the process might take,

John Patierno and Joe Szabo reviewed the status of the price quote for the Hitzinger DRUPS, and the fuel savings that could be derived from it.

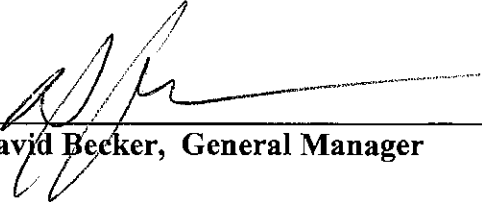
**Gillooly moved, Orridge seconded, to approve the April minutes with one addition.  
Motion passed 8-0.**

**The board voted unanimously to place the following By-Law amendments on the October Annual Meeting Ballot:**

**“All buildings at Big Six Towers will become smoke-free.”**

**“Board members will be required to report corrupt or criminal acts committed by other board members to the appropriate authorities.”**

Meeting adjourned at 8:00 PM.

  
\_\_\_\_\_  
David Becker, General Manager

  
\_\_\_\_\_  
John Gillooly, Secretary

**Big Six Towers, Inc.**

**59-55 47<sup>th</sup> Avenue**

**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: May 14, 2019**

**6:00 PM, Building 2 Community Room**

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**PRESENT:** Thomas Haggerty, ~~Richard Orridge~~, Jerry LoMonte, John Gillooly, Richard Orridge, Barbara Collins (arrived 6:30), Jonathan Bocamunenth (arrived 6:15), Howard Geary, Andrew Sawicki, Ben Rodriguez (arrived 7:00)

**ATTENDING:** David Becker & Tama Francis, Douglas Elliman Property Management

---

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

**Gillooly moved, Geary seconded, to accept April 2019 minutes with one correction adding Howard Geary's name. Motion passed 6-0.**

LoMonte addressed the board about the Federal Credit Union that will be occupying the former carriage room in Bldg. 5 by converting it to an office. Details as to the credit union's logistics/presence in the complex elsewhere are still to be determined (TBD). All Big Six shareholders and employees will be entitled to membership in the credit union. LoMonte spoke about the advertising being planned by the credit union. Other board members asked him questions about details, as the agreement was made by a previous board.

**Geary moved, Sawicki seconded, to accept the proposal from Entergy Consulting. The firm will be assessing our ability to comply with recently enacted City Council mandates regarding the emissions from our power plant diesel engines. Motion passed 8-0.**

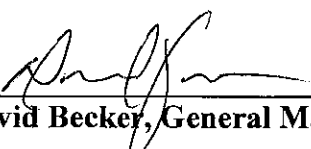
Bocamunenth conducted discussion of a proposal from RDA Engineering to design a method of installing and connecting a small backup generator at Bldg 4. It would provide power to light the power plant as well as power for the complex's water pumps in the event of a plant outage so that all apartments would still have running water. Upon a motion made by Gillooly, the board decided to table the discussion pending proposals from other firms. No formal vote was taken.

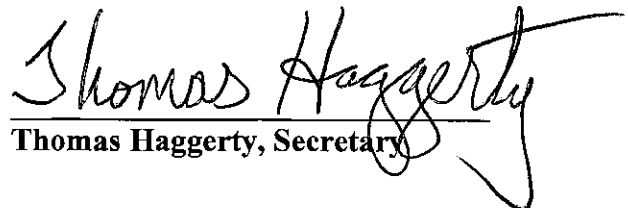
Bocamunenth continued discussion of a second RDA proposal for upgrades to the power plant's ventilation and radiator system.

**Sawicki moved, Orridge seconded, to accept this proposal. Motion passed, 6-0-2. Collins and Bocamunenth abstained.**

**Haggerty moved, Bocamunenth seconded to accept the JAM Plumbing proposal to perform a plumbing repair in the power plant. *This repair will require a plant shutdown. Shareholders will be reminded well in advance of this work with additional reminders until it is finished by posting notices and via the OneCall system. If anyone hasn't signed up for OneCall, please contact the office.***

Meeting adjourned at 7:30 PM.

  
\_\_\_\_\_  
David Becker, General Manager

  
\_\_\_\_\_  
Thomas Haggerty, Secretary



Big Six Towers, Inc.  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: May 12, 2020**

**3:00 PM CONFERENCE CALL BOARD MEETING**

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PRESENT ON THE CONFERENCE CALL:

- Kevin Doyle
- Howard Geary
- Thomas Haggerty
- John Gillooly
- Jerome LoMonte
- Richard Orridge
- Jim Miller, DEPM
- Liya Rakhimova, DEPM
- Melisa Zimonjic, DEPM

ABSENT:

- Jonathan Bocanumenth
  - Barbara Collins
  - Ben Rodriguez
- 

Kevin Doyle called the conference call meeting to order at 3:00pm. It was discussed that HPD hand delivered 2,500 face masks to Big Six Towers, Jimmy Van Bramer also sent over 500. Kevin Doyle mentioned having a Public Safety posted up in each lobby to distribute the masks. Moving forward shareholders who are 3 months or more in arrears will have their **parking/storage** taken away immediately. Discussion about office reopening, protocol will be to schedule an appointment with Management for office visits. Jerry LoMonte offered to look over all the Nouveau Elevator invoices that are currently outstanding.

1<sup>st</sup> motion was to approve the March minutes.

2<sup>nd</sup> motion was to approve the April minutes.

- Gillooly moved, Orridge seconded, to approve the March minutes. Motion carried 6-0.
- Howard moved, Orridge seconded, to approve the April minutes. Motion carried 6-0.

*Conference call ended at 4:00pm.*

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**Liya Rakhimova, General Manager**

  
**Richard Orridge, Secretary**

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: May 18th, 2021**

**6:00 PM BOARD MEETING via ZOOM/IN PERSON**

---

**PRESENT:**

- **Kevin Doyle**
- **Thomas Haggerty**
- **Lorraine McAndrews**
- **Richard Orridge**
- **Barbara Collins - via Zoom call**
- **Jerry LoMonte**
- **Jonathan Bocanumenth**
- **Howard Geary**
- **Ben Rodriguez**
- **Sanela Osmanovic, DEPM**
- **Melisa Zimonjic, DEPM**

**GUEST:**

- **Michael Reilly, Norris McLaughlin**
- 

Kevin Doyle called the Board meeting to order at 6:00pm.

The meeting began with discussion regarding the Steam Expert phase 2 proposal. The Board decided to move forward with hiring the Steam Expert on a month-to-month basis effective June 1<sup>st</sup>. The Steam Expert will be a service provider for the Power Plant.

A Legal Report was given by Michael Reilly.

The meeting continued with discussion regarding the large playground remodeling. Hercules has decided to contribute towards the cost of renovating the children's playground at Big Six Towers.

April 13<sup>th</sup>, 2021, Board Meeting Minutes were reviewed and approved by all present Board Members.

The Board discussed and agreed on allowing politicians to use the Community Room in building 2. Politicians will reach out to Management to make sure there is no reservation in place for the desired date and time.

The Board proceeded with motions.

1<sup>st</sup> motion was to proceed with hiring the Steam Expert on a month-to-month basis effective June 1<sup>st</sup>.

- **Doyle moved, LoMonte seconded, to approve. Motion carried 9-0.**

2<sup>nd</sup> motion was to accept the Hercules extension contract proposal.

- **LoMonte moved, Jonathan seconded, to approve. Motion carried 9-0.**

3<sup>rd</sup> motion was to have Scorpio General Contracting remove the existing large playground when the renovation is to commence.

- **LoMonte moved, Lorraine seconded, to approve. Motion carried 8-0 Barbara Collins abstained from voting.**

4<sup>th</sup> motion was to continue negotiations with Planet Fitness as a potential prospective tenant for the vacant gym space.

- **LoMonte moved, Richard seconded, to approve. Motion carried 7-2 with Howard Geary and Barbara Collins not in approval.**

5<sup>th</sup> motion was to submit a \$27 million capital assessment to HPD to help with the IPNA projects.

- **Doyle moved, Geary seconded, to approve. Motion carried 6-0, with Jonathan Bocanumenth and Barbara Collins not in approval. Vote was not received by Thomas Haggerty as he was excused from the meeting at 6:32pm.**

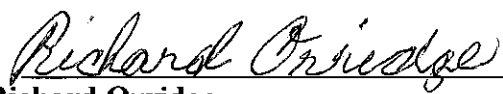
6<sup>th</sup> motion was to officially vote on the Chiller & Cooling Tower Project to be done by Power Cooling.

- **Doyle moved, LoMonte seconded. Motion carried 9-0.**

*The meeting was called at 7:08 pm.*

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**Sanela Osmanovic,  
General Manager**

  
**Richard Orridge,  
Secretary**

Big Six Towers, Inc.  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: May 17th, 2022**

**6:00 PM BOARD MEETING**

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PRESENT:

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

GUEST:

- Michael T. Reilly, Norris McLaughlin
- Michael J. McMahon, IDIHI

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John Gillooly called the **Board meeting** to order at 6:11PM.

The meeting began with a presentation from our Owners Rep for the Boiler Plant, Michael McMahon. The presentation consisted of our status with the Boiler situation and the next steps in preparing Big Six Towers to be ready for the upcoming heating season. Michael provided the Board with the following quotes to furnish and deliver three Gas/Oil burners and one Master Panel from three different Companies and Manufacturers. The three Companies are **ATI**, Manufacturer is Power Flame, **WYMBS**, Manufacturer is Industrial Combustion and **CONTROLLED COMBUSTION**, Manufacturer is Johnson IC. The lead time from Controlled Combustion was the fastest out of the three, which was expressed is very important in our situation. The presentation proceeded with questions from the Board for Michael McMahon.

Motion was to accept the proposal from Controlled Combustion with the Manufacturer Johnson IC and put a down payment of 30% to purchase the burners.

- **Jonathan moved, Mary seconded, to approve. Motion carried 8-0. Barbara Collins abstained from voting.**

Michael T. Reilly brought forward to the Board the new Mitchell-Lama Reform Law, which can be found on the HPD website. Key points that were discussed upon were the way Board of Elections voting should be done, Candidate Eligibility and Open Board Meetings. The Board

expressed how difficult it is to reach quorum during Board of Elections. It was expressed that lowering the ballot counts might help with reaching quorum.

2nd motion was made to add to this year's election ballot a vote to: lower the ballot count to 33% during Board of Elections/Voting.

- **Doyle moved, Jonathan seconded, to approve. Motion carried 7-2 with Barbara Collins and Jerry LoMonte not in approval.**

Board President John Gillooly spoke to the Board about the current fuel prices. John advised the Board that as of Tuesday, May 17<sup>th</sup> the current fuel price was \$5.12 per gallon and would recommend locking in through December 31, 2022. If the fuel price was to drop lower than \$5.12 the following day, Management was advised to lock in the new lower rate.


3<sup>rd</sup> motion was to approve the fuel lock in for 125,000 gallons through December 31, 2022, at a fixed price of \$5.04. (The Fuel Price dropped the following day from \$5.12 to \$5.04 and the required 168,000 gallons was purchased – blocks can't be separated)

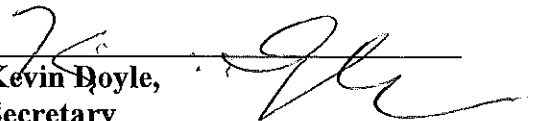
- **Jerry moved, Richard seconded, to approve. Motion carried 9-0.**

April 12th, 2022, Board Meeting Minutes were reviewed and approved by all present Board Members.

The Board advised Management to look into having each buildings bike room cleaned up. Management agreed to speak to Maintenance with putting a plan into action.

*The meeting was called at 7:59pm.*

  
\_\_\_\_\_  
**Maria Platis,**  
**General Manager**

  
\_\_\_\_\_  
**Kevin Doyle,**  
**Secretary**

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

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: May 16th, 2023**

**6:00 PM BOARD MEETING**

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PRESENT:

- John Gillooly
- Lorraine McAndrews
- Thomas Haggerty
- Mary Lisanti
- Howard Geary – *Left at 7:14pm*
- Barbara Collins
- Ernestine Williams
- Jonathan Bocanumenth
- Peter Nowik
- Maria Platis, Metro Management
- Melisa Zimonjic, Metro Management

GUEST:

- Michael T. Reilly, Norris McLaughlin – *Left at 7:01pm*
- 

John Gillooly called the **Board Meeting** to order at 6:07PM.

The meeting began with the President's Report. John Gillooly updated the whole Board about the Legislative Breakfast held with our elected officials. John advised the Board that he made sure to let our elected officials know how difficult it has been trying to obtain fiscal resources to help Big Six Towers comply with the city, state and federal laws that regulate our cooperative, the purpose of this meeting was to connect us to the elected officials that represent Big Six and hopefully move in a positive direction. John will continue to update the Board and shareholders for more future updates.

The Treasure's report was presented by Mary Lisanti. Mary advised the Board that she met with Management and has worked with Maria Platis and Melisa Zimonjic on a payment plan with all of Big Six's vendors. Mary hopes that with a payment plan in place it can help alleviate some of the aged payables Big Six is facing.

The Manager's Report was given by Maria Platis. Maria advised the whole Board that our insurance company is requesting concrete sidewalk repairs be done. Three bids were received by the following contractors, Scorpio, Preldakaj General Contracting and Yugo Construction Comp. The following motion was made.

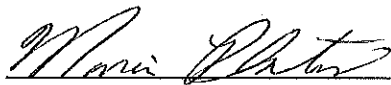
Motion is to move forward with Scorpio who was the lowest bidder to perform the concrete work the insurance company is requesting.

- **J. Bocanumenth moved, H. Geary seconded, to approve. Motion carried 8-1 with Peter Nowik not in approval.**

Maria Platis advised the Board on how well the SCRIE event with Julie Won's office and HPD went. HPD was happy to announce that they received 40 new SCRIE applications.

April 2023 minutes were not approved at this meeting, they will be included for approval at the June 13, 2023 Board Meeting.

*The meeting was called at 7:43pm.*



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**Maria Platis,  
General Manager**



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**John Gillooly,  
Board President**

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

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: May 14<sup>th</sup>, 2024**

**6:00 PM BOARD MEETING**

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**PRESENT:**

- Thomas Haggerty
- George Zuniga
- Ali Haider
- Ernestine Williaums
- Peter Nowik (*Late 6:05 PM*)
- Denise Keehan-Smith
- Mary Lisanti
- John Gillooly
- Melisa Zimonjic, Metro Management
- Analvi Tavaréz, Metro Management

**ABSENT:**

- Saiful Islam

**GUEST:**

- Michael Olech, Power Plant Manager
- 

The Board Meeting was called to order at 6:03PM as an open session.

The Board Meeting began with approval of the following minutes:

Motion to accept the April 9<sup>th</sup>, 2024 Board Meeting Minutes.

- **Ali Haider moved, George Zuniga Seconded, to approve. Motion carried.**  
**5-2-2. Mary Lisanti and John Gillooly abstained from voting as they were not present for the April 9<sup>th</sup>, 2024 Board Meeting. Peter Nowik and Saiful could not vote as they were absent for this part of the Board Meeting.**

Motion to accept the April 23<sup>rd</sup>, 2024 Special Meeting.

- **John Gillooly moved, Mary Lisanti Seconded, to approve. Motion Carried. 7-2.**  
**Peter Nowik and Saiful could not vote as they were absent for this part of the Board Meeting.**

Power Plant Manager, Michael Olech joined the first portion of the Board Meeting to discuss the proposals that were received for the summer time rental generator that is going to be needed. Mike informed the Board that Engine 6 has been experiencing ongoing issues, and during the last test that was ran on the generator, pieces inside the generator broke apart. Mike expressed concern about entering the summer months without a backup generator on site because we cannot count on Engine 6 due to its continuous problems. Mike suggested that the Board interview each vendor before a decision is to be made regarding the rental generator. The Board agreed.

General Manager, Melisa Zimonjic, will arrange Zoom calls with each vendor, Mike will also prepare a general questionnaire for the Board to ask each vendor. A Special Meeting will be held and a decision on the rental generator will be made by the end of the month.



A President's report was given by Denise Keehan-Smith. Denise informed the Board that the maintenance increase commissioners order was received on May 14th, 2024. The 10% increase will take effect on July 1, 2024. Denise expressed her disappointment with the start date of the increase, as she was hoping it would have begun June 1, 2024, considering the numerous bills needed to be paid. Additionally, Denise mentioned the need for an extension on the current utility pass-through. Denise stated that the Board would need to apply for a new utility pass-through with HPD and the accountants would be involved with preparing the assessment to HPD. Furthermore, Denise would like to express her gratitude to everyone who attended the Informational Meeting held on May 11th, 2024. Denise further expressed her gratitude to her fellow Board members Ali Haider, Peter Nowik, George Zuniga, and Ernestine Williams for their attendance. Denise informed the Board and the attendees that she is unable to commit to holding an Informational Meeting every month, but she can organize it on a quarterly basis.

The Board Meeting continued to a Q&A portion of the meeting at 6:40PM.

The Board Meeting was called to order as a closed session at 6:41PM.

A Treasurer's report was given by Ms. Ernestine Williams. Ms. Williams briefed the Board on her findings from her weekly bill signing and has advised the Board that Big Six Towers pays NORC a monthly monetary contribution. Ms. Williams advised the Board that paying NORC on a monthly basis for contributions is something the Board might want to reconsider; Ms. Williams suggests that because Big Six Towers provides NORC with four office spaces at no monthly charge, in return for that the monthly contributions can be discontinued. Further discussion was tabled and requested that Management try and locate the original agreement that was put into place with Big Six Towers and NORC.

Melisa Zimonjic presented a General Manager's report to the Board. It was requested that Melisa get a few different proposals for exterminating companies as well as landscaping companies. It's been noted that the current exterminating company is charging an expensive amount for services monthly. Melisa did indicate to the Board that the current exterminating company is great and is very liked by residents. The Board reviewed the numerous proposals received for exterminating and landscaping. Melisa advised the Board that before a decision is to be made to change the exterminating company, she will reach out to Colony Pest Management and negotiate the current contract. It was decided that in terms of the landscaping services, Big Six Towers will remain with the current company, Fiorini. Melisa informed the Board about the upcoming initial parking garage inspection for Local Law 126, that is due August 1, 2024. Melisa provided the Board with the following Engineering proposals received by, Howard L. Zimmerman, RAND Engineering and Thornton Tomasetti. The following motion was made.

Motion to move forward with Howard L. Zimmerman Architects and Engineers proposal to conduct the initial parking garage inspection for Local Law 126 that is due August 1, 2024.

- **George Zuniga moved, John Gillooly seconded, to approve. Motion Carried 7-1-1. Thomas Haggerty was not in approval. Saiful Islam could not vote as he was absent from this Board Meeting.**

General Manager, Melisa Zimonjic advised the Board that Susan O' Neil from HDC "Housing Development Corporation" requests that Big Six Towers have an updated IPNA completed. A previous IPNA was done by Lawless + Mangione Architects and Engineers. Melisa provided the Board with the engineering companies updated proposal. HDC allowed Big Six Towers to use Lawless + Mangione to update the IPNA and to pay for this Integrated Physical Needs Assessment report from the reserve fund. An IPNA is crucial to have to ensure that all of the property's needs are documented.

Motion to move forward with an updated version of the IPNA “Integrated Physical Needs Assessment” with Lawless + Mangione Architects and Engineers.

- **John Gillooly moved, Ali Haider Seconded, to approve. Motion Carried 8-1.**  
**Saiful Islam could not vote as he was absent from this Board Meeting.**

The Board Meeting continued with discussion about Planet Fitness. The Board has finally heard back from Planet Fitness and they are offering to begin construction in the space on August 1, 2024 with the gym opening up by January 2025. In addition, Planet Fitness is offering to continue to pay ½ rent until opening for business and upon opening begin paying the arrears back over the course of the lease term. The Board did not like the idea of Planet Fitness paying the arrears back over the course of the 10 year lease term.

Motion to accept the construction schedule for Planet Fitness and to request that Planet Fitness repay the arrears owed over the course of 2 years only.

- **Peter Nowik moved, Ali Haider Seconded, to approve. Motion Carried 8-1.**  
**Saiful could not vote as he was absent from this Board Meeting.**

NOTE AFTER THE BOARD MEETING:

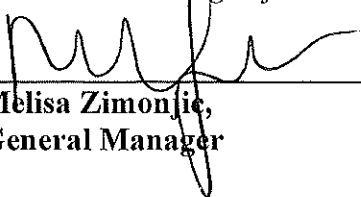
*\*\*Melisa Zimonjic communicated with Sharyn Tritto from Norris McLaughlin the Boards motion that was noted above and Sharyn has advised Melisa that the original request from the prior Board was to allow Planet Fitness after one year (month 13) of Planet Fitness being in business to begin paying back the owed arrears in equal monthly installments over the balance of their then remaining lease term, in addition to the balance of the current lease term. This original request was presented to Planet Fitness. The offer from Planet Fitness noted above tentatively agrees with the prior Boards original request and in fact is agreeing to begin paying the arrears back upon opening as opposed to paying the arrears back month 13. Sharyn was advised to move forward with Planet Fitness’s offer mentioned above. \*\**

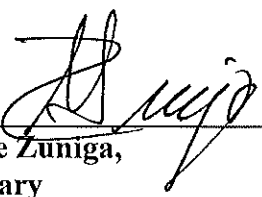
Melisa Zimonjic updated the Board regarding the Shopping Center part time lower-level parking. A memo was posted in all common areas of the buildings requesting feedback from residents regarding this. Melisa Zimonjic advised the Board that Management received feedback from only one interested resident. Mary Lisanti advised all that maybe it would be better if the time frame is changed. The original time frame was to allow part time parking from 10pm to 7am.

Motion to propose a new time frame for part time parking in the lower level of the Shopping Center. The new proposed time is from 9pm to 9am.

- **Mary Lisanti moved, John Gillooly seconded, to approve. Motion carried 8-1**  
**Saiful could not vote as he was absent from this Board Meeting.**

*The Board meeting adjourned at 8:23pm.*

  
\_\_\_\_\_  
**Melisa Zimonjic,**  
**General Manager**

  
\_\_\_\_\_  
**George Zuniga,**  
**Secretary**



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

**MINUTES OF BOARD OF DIRECTORS SPECIAL MEETING**

**DATE: May 31, 2024 at 4:00PM**

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PRESENT: Denise Keehan- Smith, George Zuniga, Ali Haider, Ernestine Williams, John Gillooly (*Via Zoom*), Peter Nowik (*Via Zoom*)

ABSENT: Saiful Islam, Mary Lisanti, Thomas Haggerty

ATTENDED: Melisa Zimonjic and Analvi Tavarez, Metro Management Development

GUEST: Sharyn A. Tritto from Norris McLaughlin (*Joined zoom call at 4:27pm*)

LOCATION: 4:00PM, Management Office Conference Room

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The Board has interviewed three vendors for a temporary rental generator at Big Six Towers. The Board interviewed the following; Foley, Incorporated, H.O. PENN, and Protective Power Systems & Controls. H.O. PENN offered the lowest price and an additional standby generator in their proposal. Protective Power Systems & Controls had the most expensive proposal but readjusted their price and now had the lowest bid for a rental generator. Big Six Towers has used Protective Power Systems & Controls for the past two years for a rental generator, giving them more experience and familiarity with the power plant hook up to the generator. Big Six Towers came across a few issues with H.O. Penn in the past with the rental generator hook up which resulted in the rental being removed from the property due to failure to connect, this left some of the Board members concerned.

Board President, Denise Keehan-Smith, recommended that the Board move forward with Protective Power Systems & Controls due to their expertise and experience with the power plant. However, Treasurer Ernestine Williams is in favor of choosing H.O. PENN because of the additional standby generator they are offering in their proposal, which serves a piece of mind. John Gillooly is worried about the learning curve for H.O. PENN and Foley, and therefore suggests the Board move forward with Protective Power Systems & Controls since there is no time for mistakes as the cooling season is fast approaching. Board Secretary, George Zuniga, is concerned about the lowered readjusted price from Protective Power Systems & Controls and feels like the extra standby generator they are proposing serves as a sense of security and thus recommends H.O. PENN. The following motions were made.

Motion to move forward with Protective Power Systems & Control's proposal.

- **Ali Haider moved, John Gillooly seconded, to approve.**

**Motion carried 4-2-3 with Ernestine Williams and George Zuniga not in approval. Mary Lisanti, Saiful Islam and Thomas Haggerty could not vote as they did not attend this Special Meeting.**

Motion to move forward with H.O. PENN's proposal.

- **Ernestine Williams moved, George Zuniga seconded, to approve.**

**Motion failed 2-4-3 with Denise Keehan-Smith, John Gillooly, Peter Nowik and Ali Haider not in approval. Mary Lisanti, Saiful Islam and Thomas Haggerty could not vote as they did not attend this Special Meeting.**

Sharyn Tritto from Norris McLaughlin joined the zoom call to discuss NYCB/Flagstar's lease renewal. Upon discussion, the Board asked if there was an update on Planet Fitness. Sharyn advised the Board that there was an update and that Planet Fitness is currently awaiting contractor bids so that Planet Fitness can provide firm dates in the amendment and construction schedule for renovations. Sharyn questions the credibility of Planet Fitness regarding their construction and opening schedule. Sharyn states that if Planet Fitness signs the lease amendment but fails to start construction on August 1, 2024 they must surrender the keys. Ali Haider and Sharyn suggested putting more pressure on Planet Fitness.

Motion to have a concrete signed agreement and construction schedule by June 15, 2024 for Planet Fitness.

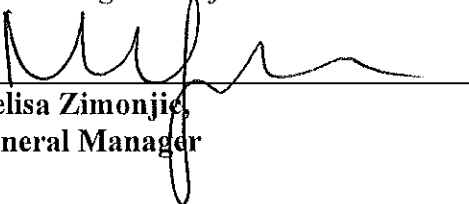
- **Ali Haider moved, Ernestine Williams seconded, motion carried 6-3.**  
**Mary Lisanti, Saiful Islam and Thomas Haggerty could not vote as they did not attend this Special Meeting.**

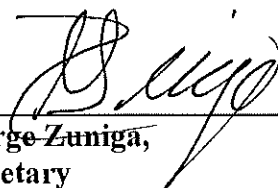
The Special Meeting then moved on to discussions regarding New York Community Bank/Flagstar lease renewal. Sharyn informed the Board that she needs more information regarding leases and broker rules for Queens. The broker informed Sharyn that most brokers in Queens start at 7%, and the broker is giving a discount by asking for 5%. Peter Nowik stated that the broker fee being asked is not reasonable as no marketing was done. Peter recommends that Sharyn continue and try to negotiate with the broker at Cushman & Wakefield. Sharyn advised the Board that it seems like the broker is pretty adamant on not lowering their broker's fee. The Board discussed that maybe paying the brokers fee in monthly installments over a 12-month period might be bit easier to handle in terms of payment. The broker is currently requesting that 50% payment is due upon the execution of the lease amendment and 50% upon August 1, 2024. The Board request that Sharyn ask the following;

Motion to authorize Sharyn Tritto to negotiate the broker's commission fee to be lowered to 3% and if not accepted by Cushman & Wakefield, request that Big Six Towers pay the current brokers fee at 5% in monthly installments over a 12-month period.

- **Peter Nowik moved, Ali Haider seconded, Motion Carried 6-3.**  
**Mary Lisanti, Saiful Islam and Thomas Haggerty could not vote as they did not attend this Special Meeting.**

*The meeting was adjourned at 4:57PM.*

  
\_\_\_\_\_  
**Melisa Zimonjic,**  
**General Manager**

  
\_\_\_\_\_  
**George Zuniga,**  
**Secretary**

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: August 11, 2015**

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**PRESENT:** Kevin Doyle, Howard Geary, Elizabeth O'Hara, Janet Kregler, Anne Andrusko, John McMorrow (arrived at 7:00 PM)

**ABSENT:** Stu Markowitz, Anna Anzueta

**ATTENDING:** David Becker, Douglas Elliman Property Management, Norma LoMonte, Anne Marie Canevari, Edna Semon, Al Marton, and Dennis McDermott, Building Reps

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Regular meeting convened at 6:45 P.M.

**Committee Reports:**

<b>Building Reps:</b>	Norma, Al, and Dennis reported
<b>Power Plant:</b>	Becker reported.
<b>Ongoing Projects:</b>	Becker answered questions from the board.
<b>Committee Reports:</b>	Reports were given by O'Hara, Kregler, Doyle, and Geary.

**Motion was made by Geary::** to roll over the CD maturing 8/13/15 into either a 30-day CD or a savings account, depending upon interest rates..

**Seconded by Kregler. .**

**Motion passed, 5-0. (McMorrow had not yet arrived.)**

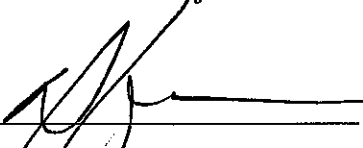
**Motion was made by Doyle:** To accept the July 2015 Minutes.

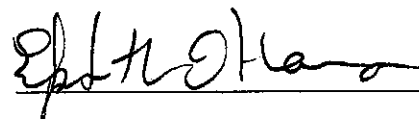
**Seconded by Kregler. Motion carried, 6-0.**

Regular meeting adjourned at 8:00 P.M.

Executive Session commenced at 8:15 P.M.

Executive Session adjourned at 9:00 P.M.

  
\_\_\_\_\_  
David Becker, General Manager

  
\_\_\_\_\_  
Elizabeth O'Hara, Secretary

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: July 14, 2015**

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**PRESENT:** Kevin Doyle, Howard Geary, Elizabeth O'Hara, Stu Markowitz, Janet Kregler, Anna Anzueta, John McMorrow, Anne Andrusko

**ABSENT:** N/A

**ATTENDING:** David Becker and Maria Platis, Douglas Elliman Property Management, Norma LoMonte, Anne Marie Canevari, Edna Semon, Al Marton, Dennis McDermott, Frank Meyer and Josephine Tang, Building Reps

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Regular meeting convened at 6:30 P.M.

**Committee Reports:** **Building Reps:** Norma reported.  
Anne Marie reported for building 1.  
Dennis McDermott reported for building 4.  
Frank Meyer reported for building 5.

**Power Plant:** Doyle and Becker reported.

**Ongoing Projects:** There were no questions.

**Motion was made by Doyle:** to approve Tyco's proposal for additional cameras.

**Seconded by Markowitz.** Andrusko, Geary, Markowitz and Doyle voted "Yes". McMorrow, Anzueta, O'Hara and Kregler voted "No".

**Motion failed, 4-4-0.**

**Motion was made by Anzueta:** to accept TrueBallot's proposal for the 2015 election and annual meeting.

**Seconded by Kregler. All in favor. Motion carried, 8-0-0.**

**Motion was made by Doyle:** To accept the June 9, 2015 Minutes.

**Seconded by Markowitz. All in favor. Motion carried, 8-0-0.**

**Motion was made by Andrusko:** to approve Scorpio General Contracting's proposal for the floor installation.

**Seconded by Markowitz. All in favor. Motion carried, 8-0-0.**

Regular meeting adjourned at 8:44 P.M.

Executive Session commenced at 8:45 P.M.

Executive Session adjourned at 9:30 P.M.

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David Becker, General Manager

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Elizabeth O'Hara, Secretary

Big Six Towers, Inc.  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: June 9, 2015**

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**PRESENT:** Kevin Doyle, Howard Geary, Elizabeth O'Hara, Stu Markowitz, Janet Kregler, John McMorrow, Anne Andrusko

**ABSENT:** Anna Anzueta

**ATTENDING:** David Becker and Maria Platis, Douglas Elliman Property Management, Norma LoMonte, Anne Marie Canevari, Edna Semon, Al Marton and Dennis McDermott, Building Reps

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Executive Session convened 6:30 P.M.

Regular meeting convened at 7:42 P.M.

**Committee Reports:**

<b>Building Reps:</b>	Norma reported. Al Marton reported for building 1. Dennis McDermott reported for building 4.
<b>Buildings &amp; Grounds Committee:</b>	McMorrow reported.
<b>Move-ins/Move-outs:</b>	O'Hara and McMorrow reported.
<b>Children's Committee:</b>	Kregler reported.
<b>Election:</b>	O'Hara reported.
<b>Ongoing Projects:</b>	There were no questions.

**Motion was made by Doyle:** To accept the May 12, 2015 Minutes.

**Seconded by McMorrow.** Doyle, Geary, O'Hara, Markowitz, Kregler, McMorrow were in favor, Andrusko abstained due to absence. Motion carried, 6-0-1.

**Motion was made by McMorrow:** to add Geary's Proposed By-Law Amendment for Article III, Section 8 to the ballot for this year's election. It has been reviewed by counsel and reads as follows:

*The Board of Directors may by resolution appoint from among its members an Executive Committee consisting of not less than three nor more than four directors.*

*The executive committee shall not have the authority to pass resolutions. Any motions made and approved in executive session must be brought before the full board and presented as recommendations. Executive Committee motions must be approved by the full board before implementation.*

*The executive committee shall keep minutes of its meetings. These meetings must be submitted to the full board within thirty days. These minutes shall be kept on file in the management office and shall be available to current board members only.*

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~~Seconded by Andrusko. All in favor. Motion carried, 7-0-0.~~

**Motion was made by Geary:** to purchase maintenance vehicle, pre-owned 2011 Silverado not to exceed \$30,000 with all fees and a plow package included.

**Seconded by Doyle.** All in favor. Motion carried, 7-0-0.



**Motion was made by Doyle:** that before any vendor contracts are renewed, the Board needs to be notified that the contract is coming up for renewal three (3) months in advance.

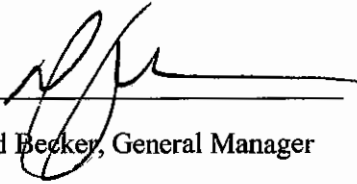
**Seconded by Markowitz. All in favor. Motion carried, 7-0-0.**

“Let’s Talk” Meeting: Info Meeting at the end of June 2015 will take place in lieu of Let’s Talk Meeting.

Regular meeting adjourned at 9:18 P.M.

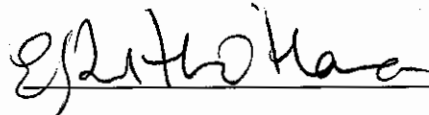
Executive Session commenced at 9:20 P.M.

Executive Session adjourned at 9:35 P.M.



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David Becker, General Manager



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Elizabeth O'Hara, Secretary

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF BOARD OF DIRECTORS**

**DATE: June 11, 2013 at 6:30 PM**

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**PRESENT:** Joanne Burns, Kevin Doyle, Lauren Kim, Jerry LoMonte, Stu Markowitz,  
Lorraine McAndrews, Harry Papazian, Lou Messina.

**ABSENT:** John McMorrow

**ATTENDING:** David Becker and Margaret Lowery, Douglas Elliman Property Management  
Norma LoMonte, Al Marton, and Anna Marie Canevari , Building Rep Program.

**LOCATION:** 6:30 PM –Building 2 Community Room

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McAndrews called the meeting to order at 6:40 PM.

Norma LoMonte reported on shareholders complaints of cigarettes being thrown from balconies. Al Marton asked about access to rides at the 50<sup>th</sup> Anniversary celebration and whether or not the children of Big Six Towers would have any special consideration shown.

Committee reports:

LoMonte reported on the available amount left from the HDC construction loan, a portion of which will be used to fund the current powerhouse upgrades projects. He further discussed the co-op's current reserve funds. The board will be meeting with the co-op's CPA on June 24 to finalize the budget..

The Buildings and Grounds committee reported that the city's free bench program will most likely be limited to one bench per building, with placement to be determined by the city.

The Power Plant committee and Becker reported on the schedule for the upgrades being performed at the plant.

The NORC committee reported on the NORC annual Flea Market.

50<sup>th</sup> Anniversary: the committee reported that the city has denied a street activities permit. Our event will be held on Big Six property instead.

Public Safety: Approximately 35 people attended two lectures on safety. Subjects included personal safety and the role of our Public Safety department.

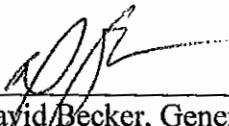
McAndrews moved, Kim seconded to accept the May minutes with spelling and punctuation corrections. Papazian and Messina abstained from voting as they were not present at the May meeting. **Motion passed 6-0-2.**

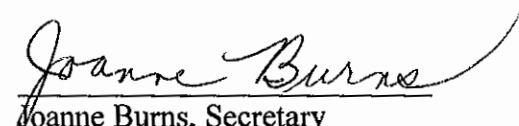
Doyle moved to extend the parking period at the shopping center from 2 to 3 hours. Messina seconded. **Motion passed 8-0.**

LoMonte moved to have the damaged bench piers at Building 2 removed. Doyle seconded. **Motion carried 8-0.**

LoMonte moved, Markowitz seconded to assess the condition of the other benches. **Motion carried 8-0.**

The regular meeting adjourned at 8:50 PM.

  
\_\_\_\_\_  
David Becker, General Manager

  
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Joanne Burns, Secretary

**Big Six Towers, Inc.**  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

**MINUTES OF BOARD OF DIRECTORS**

**DATE: May 12, 2013 at 6:30 PM**

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**PRESENT:** Joanne Burns, Kevin Doyle, Lauren Kim, Jerry LoMonte, Stu Markowitz,  
Lorraine McAndrews, John McMorrow

**ABSENT:** Harry Papazian, Lou Messina

**ATTENDING:** David Becker, Margaret Lowery, and Larry Vitelli, Douglas Elliman Property  
Management  
Norma LoMonte, Building Rep Program, Roy Lippman, Shareholder

**LOCATION:** 6:30 PM –Building 2 Community Room

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McAndrews called the meeting to order at 6:55 PM.

Norma LoMonte requested that the officers of the Building Reps program be given an open invitation to Board meetings, in addition to one other Rep. She also requested that the President of the Building Reps program be allowed to replace a Rep who is unable to attend a Board meeting. Norma also reported that the final Rep meeting before their summer break will be held on June 27.

McAndrews moved to allow any four Building Reps to attend Board meetings. Markowitz seconded. **Motion passed, 7-0.**

Committee reports:

Doyle reported on the review of the Public Safety Department commissioned by Douglas Elliman Property Management.

LoMonte reported that there will be a budget meeting with Newman, Newman, & Kaufmann, the Big Six accountants, on June 24. LoMonte will review the monthly financial reports and the statement from the Housing Development Corporation (HDC) at the June meeting.

Kim gave the Move-in/Move-out Committee report. It was proposed that the Charges to outgoing shareholders be increased.

Kim gave the Garden Committee report and requested \$ 200.00 for the planters.

LoMonte moved, McMorrow seconded to provide \$ 200.00 for the planters. **Motion passed 7-0.**

Kim moved, LoMonte seconded to charge the full labor rate to outgoing shareholders for removing property or alterations that are left behind when an apartment is vacated. **Motion passed 7-0.**

McAndrews moved, LoMonte seconded to add 10% overhead to the full labor rate charged to outgoing shareholders. **Motion passed 7-0.**

McMorrow and Kim gave the Buildings and Grounds Committee report. They discussed specific locations on our campus that needs new landscaping and plantings.

LoMonte moved, Burns seconded to allocate up to \$ 2,000.00 for new plantings and landscaping at locations at the perimeter of the Building 2 Community Room.

LoMonte moved, Doyle seconded to request 24 new benches from the City of New York. McAndrews amended the motion to include an immediate Buildings and Grounds Committee meeting. LoMonte, Doyle, McAndrews, Markowitz, McMorrow voted in favor of the motion. Kim, Burns, voted against. **Motion passed 5-2.**

McAndrews gave the 50<sup>th</sup> Anniversary Committee report and presented the journal ad prices being offered to shareholders.

McAndrews moved, Doyle seconded to not install any tile in the lobbies, and to instead install plastic sign frames between the elevators. Trial installations will be made in two locations in all buildings. **Motion passed 7-0.**

LoMonte moved, Kim seconded to authorize Becker to spend up to \$ 2,500.00 to install a timer switch on the playground sprinkler. **Motion passed 7-0.**

Kim moved, LoMonte seconded to accept the April minutes with spelling and punctuation corrections. **Motion passed 7-0.**

The regular meeting adjourned at 9:25 PM. The Board went into Executive Session.

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David Becker, General Manager

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Joanne Burns, Secretary

**Big Six Towers, Inc.**  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

**MINUTES OF BOARD OF DIRECTORS**

**DATE: April 2012 at 6:30 PM**

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**PRESENT:** Joanne Burns, Kevin Doyle, Lauren Kim, Jerry LoMonte, Stu Markowitz,  
Lorraine McAndrews, John McMorrow, Lou Messina, Harry Papazian

**ATTENDING:** David Becker, Margaret Lowery, and Larry Vitelli, Douglas Elliman Property  
Management  
Norma LoMonte and Al Marton, Building Rep Program  
Ezra Goodman, Norris McLaughlin & Marcus

**LOCATION:** 6:30 PM --Building 2 Community Room

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The meeting was called to order at 6:55 PM. The meeting commenced as an Executive Session with Ezra Goodman, the attorney for Big Six Towers. Goodman reviewed a number of current matters and answered questions from the Board.

Goodman departed the meeting at 8:20 PM, and the regular meeting commenced.

Norma LoMonte reported on the status of the Building Rep program.

The Board received committee reports. The Public Safety Committee is awaiting the results of a security overview conducted by Park Avenue Security, arranged and funded by Douglas Elliman Property Management.

The Buildings and Grounds Committee presented suggestions for esthetic improvements to the shopping center, including sidewalks and flagpoles. There was other discussion regarding accessibility to the Management Office, including a ramp, a doorbell, and an additional dropbox.

The Children's Committee reported that the Spring Party was well-attended.

The Finance Committee discussed the value and importance of the quarterly reports issued by the Housing Development Corporation, and the monthly reports prepared by Douglas Elliman Property Management.

The Move-In/Move-Out Committee discussed the current costs involved with apartment turnovers.

The 50<sup>th</sup> Anniversary Committee showed the Board a draft of a fundraising letter it will be distributing to Big Six vendors and Woodside merchants.

The Storage Committee discussed future improvements to the storage areas in Buildings 6 and 7.

The Community Room in Building 2 was discussed at some length. It will be undergoing significant improvements during the month of May, which will include a new floor, upgrades to the kitchen, replacement of chairs and tables, and installation of a wider door on one of the restrooms for the convenience of shareholders who use wheelchairs or walkers.

Markowitz moved to approve the April minutes with a correction to the final motion. Doyle seconded. The motion **passed unanimously**.

Doyle moved to allow all of the Building Reps to attend board meetings, and to open the board meetings to up to 20 shareholders on a reservation basis. LoMonte seconded. McAndrews amended the motion to open Board meetings to all shareholders. After discussion, **the motion was withdrawn**.

Kim departed the meeting at 9:30.

The meeting was adjourned at 10:20.

  
David Becker, General Manager

  
Joanne Burns, Secretary

**Big Six Towers, Inc.**  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

**MINUTES OF BOARD OF DIRECTORS**

**DATE: March 12, 2013 at 6:30 PM**

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**PRESENT:** Joanne Burns, Kevin Doyle, Lauren Kim, Jerry LoMonte, Stu Markowitz,  
Lorraine McAndrews, Lou Messina, John McMorrow

**ABSENT:** Harry Papazian

**ATTENDING:** David Becker and Margaret Lowery, Douglas Elliman Property Management  
Norma LoMonte and Al Marton, Building Rep Program

**LOCATION:** 6:30 PM –Building 2 Community Room

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The meeting was called to order by Board President McAndrews at 6:40.

Norma LoMonte presented the building reps report

Committee reports were presented.

The Children's Committee is hosting the Spring Children's Party on March 24.

The Buildings and Grounds Committee is looking into the city's free park bench program. McMorrow will walk the Big Six campus to identify locations suitable for benches.

The Finance Committee is holding another evening bill signing Tuesday, April 4, to accommodate the schedules of other board members.

The Executive Committee reported on its recent visit to CM Van Bramer's office. LoMonte and McAndrews reported on the March Coordinating Council of Cooperators (CCC) meeting, which they attended with Becker. Big Six Towers is hosting the CCC meeting being held May 11, 2013.

The Public Safety Committee will be meeting Monday, March 18. There was discussion of Big Six towing policy, and of the possibility of booting illegally parked vehicles.

The 50<sup>th</sup> Anniversary Committee reported on its fundraising efforts, which includes selling space in the commemorative journal. It will meet Thursday March 14.

The NORC Committee reported that the Spring Flea Market will be June 8. The rain date is June 9.

Becker reviewed the Ongoing Projects.



McAndrews moved to ask Norma LoMonte to photograph staff members for the 50<sup>th</sup> Anniversary journal. Kim Seconded. **Motion passed 8-0.**

Kim moved to accept the February minutes with minor grammatical corrections. Markowitz seconded. **Motion passed 8-0.**

Kim moved to accept the corrected minutes from the February Executive session. Messina seconded. **Motion passed 8-0.**

McAndrews moved to have Murden Woods measure the cellar in Building 7 to determine how many new storage units can be built. Kim seconded. McAndrews, Kim, Messina, LoMonte, Markowitz, Doyle, Burns voted in favor. McMorrow voted no. **Motion passed 7-1.**

Markowitz moved to obtain bids for three lobby tile installation options from Palaccio Painting. Messina seconded. **Motion passed 8-0.**

Markowitz moved to obtain pricing for programmable "smart screen" bulletin for all buildings. Doyle seconded. **Motion passed 8-0.**

Messina moved to upgrade the Community Room in Building 2, including new AC units, blinds, chairs, tables, a television monitor and kitchen appliances. Kim seconded. **Motion passed 8-0.**


McMorrow left the meeting at 9:30.

Doyle moved to have Becker write and distribute letters to all shareholders stating that feeding or sheltering wild or feral animals is prohibited on Big Six property. Doyle further moved that existing feeding areas and shelters be removed by Big Six staff. Markowitz seconded. Doyle, Markowitz, McAndrews, LoMonte, Burns voted in favor. Kim, Messina abstained. **Motion passed 5-0-2.**

Kim moved to obtain two more bids for replacement of the jacket water line between Buildings 6 and 7, at a maximum price of \$67,500.00. Messina seconded. **Motion passed 8-0.**

Doyle moved to have blinds reinstalled in the Public Safety office. LoMonte seconded. Burns, Doyle, LoMonte, Markowitz voted in favor. Kim, Messina voted no. McAndrews abstained. **Motion carried 4-2-1.**

**The Board went into Executive Session at 9:45 PM.**

  
\_\_\_\_\_  
David Becker, General Manager

  
\_\_\_\_\_  
Joanne Burns, Secretary

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF BOARD OF DIRECTORS**

**DATE: February 12, 2013 at 6:30 PM**

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**PRESENT:** Joanne Burns, Lauren Kim, Jerry LoMonte, Stu Markowitz, Lorraine McAndrews, Lou Messina, Harry Papazian

**ATTENDING:** David Becker, Margaret Lowery, and Larry Vitelli, Douglas Elliman Property Management  
Norma LoMonte and Al Marton, Building Rep Program

**LOCATION:** 6:30 PM –Building 2 Community Room

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The meeting was called to order by Board President McAndrews at 6:35 PM.

Norma LoMonte gave the Building Reps report. She passed along a request from the Children's committee to fund a spring children's party to be held March 23 if the Bldg 2 Community Room is available. Norma reported on complaints from shareholders regarding dogs relieving themselves on the property. Dog owners are failing to curb their animals. Al Marton reported that the front door of Building 1 continues to have ghosting problems.

Committee reports: Doyle presented three proposed changes to staff responses to shareholders complaints/problems. These memos will be distributed under David Becker's signature. Larry Vitelli offered to arrange an overview of Public Safety procedures by a professional security consultant at no cost to Big Six Towers. This offer was accepted and will be arranged by DEPM.

LoMonte gave the finance committee report. He offered to hold meetings at the convenience of the other board members any time they request.

McAndrews gave the NORC report. At the request of New York State Department of Aging, NORC Self-Help would like to canvass by handout the demographic makeup of Big Six Towers.

Buildings & Grounds committee presented two proposals for resurfacing the lobby terrazzo and elevator sheet metal. Other vendors will be approached by management.

Doyle moved to approve \$300 for the spring children's party. Burns seconded. Doyle, Burns, LoMonte, Markowitz voted in favor. Motion failed. Vote 4-4. Doyle moved to approve \$275. Burns seconded. Doyle, Burns, LoMonte, Markowitz, Kim, McAndrews, voted yes. Messina, Papazian voted no. Motion passed 6-2.

Doyle moved to approve the January minutes with minor grammar corrections. LoMonte seconded. Motion passed 9-0.

Kim moved, LoMonte seconded to approve August minutes with the final motion clarified as stated below. Motion carried 7-0. Doyle and Markowitz abstained as they were not board members in August.

“A motion was made concerning people serving on the board. The vote on this motion was declared invalid by the co-op’s attorney. because it requires shareholder approval as a by-law change.”

Minutes of the special meeting 1/31 were approved unanimously.

Becker reviewed the ongoing projects. A telephone conference with Ezra Goodman will be arranged for 2/20 at 7:00 PM.

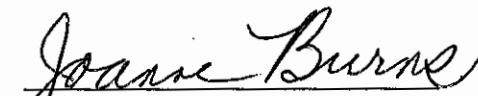
Becker will explore the cost of providing AC covers to all shareholders.

Becker will invite the Insurance Director from DEPM to appear at a March 5 info meeting to explain the benefits of homeowner’s insurance.

The board went into executive session at 9:45 PM.

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David Becker, General Manager

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Joanne Burns, Secretary

**Big Six Towers, Inc.**  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

**MINUTES OF BOARD OF DIRECTORS SPECIAL MEETING**

**DATE: January 31, 2013 at 2:00 PM**

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The meeting was called to order by Board President McAndrews at 2:00 PM.

Lorraine McAndrews, Jerry LoMonte, Kevin Doyle, John McMorrow were physically present in David Becker's office.

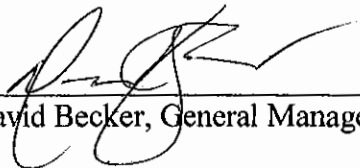
Lauren Kim, Lou Messina, Joanne Burns, Harry Papazian attended by telephone.

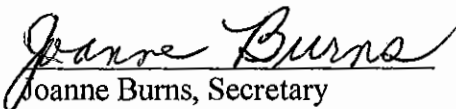
Stu Markowitz had stated his vote by email.

Margaret Lowery of DEPM was present in the office.

Two options for insurance renewal were discussed. Joanne Burns requested additional information regarding the value of Big Six property. DEPM will request and provide a complete copy of the binder for this purpose. Lorraine McAndrews stated that she would like to have a meeting with Barbara Roach, the DEPM insurance director.

Lorraine asked for the board members to vote. The vote was 9 in favor of Option A.

  
\_\_\_\_\_  
David Becker, General Manager

  
\_\_\_\_\_  
Joanne Burns, Secretary

**Big Six Towers, Inc., 59-55 47<sup>th</sup> Avenue Woodside, NY 11377**

**MINUTES OF BOARD OF DIRECTORS**

**DATE: January 8, 2013 at 6:30 PM**

---

**PRESENT:** Joanne Burns, Lauren Kim, Jerry LoMonte, Stu Markowitz, Lorraine McAndrews, John McMorrow, Lou Messina, Harry Papazian

**ATTENDING:** David Becker and Larry Vitelli, Douglas Elliman Property Management  
Norma LoMonte and Al Marton, Building Rep Program  
Ezra Goodman, Norris McLaughlin & Marcus

**LOCATION:** 6:30 PM –Building 2 Community Room

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The meeting was called to order by Board President McAndrews at 6:35 PM.

Mr. Goodman discussed the terms of the lease extension with Dan's Supreme Supermarkets (Key Foods).

Board members contributed comments regarding aspects of the proposed lease modification, and about the current condition of the store. Mr. Goodman reviewed the elements of the existing lease, comprised of a series of leases dating back to the late 1960s. He clarified the portions of a new lease which are not open to negotiation from the Big Six position.

Mr. Goodman discussed the two proposals for power plant modifications. This discussion focused on the payment terms offered by Protective Power Systems and Controls (PPSC).

Markowitz moved to authorize Mr. Goodman to attempt to improve the payment terms, and to negotiate the terms of an additional 3 year warranty for the switchgear replacement. In the event that the terms cannot be improved, Mr. Goodman would be authorized to accept the proposal. McAndrews seconded. Motion carried 9-0. Mr. Goodman's form of resolution for this motion is as follows:

RESOLVED, by the Board of Directors of Big Six Towers, Inc. (the "Corporation"), the Corporation enter into contracts with Protective Power Systems & Controls, Inc. ("PPSC") for Modification to Governor Control System and for Switchgear Modification as set forth in PPSC's proposal, subject to revision of the payment schedule for the Switchgear Modification project to the extent possible, and for an extended warranty for two additional years after the standard one year period as set forth in the proposal with, if possible, an option to extend for up to two more years at the quoted price.

Mr. Goodman provided an overview for new board members regarding the fiduciary obligations and responsibilities of directors. He answered questions from board members about these aspects of their service.

McMorrow departed the meeting at 8:00 PM.

Mr. Goodman left the meeting at 8:10 PM.

The Buildings Reps report was given by Norma LoMonte. She announced a change of the scheduled rep meeting. She thanked John McMorrow for installing new spotlights over the rep bulletin boards. She discussed the reps' efforts to get more shareholders to participate in the program. Board members made various suggestions regarding these continuing recruiting efforts. The reps will hold a meeting to find more participants in the program on January 26, 2013 (Saturday AM) Norma LoMonte also spoke about the Building Reps becoming more involved with the 50<sup>th</sup> Anniversary activities.

McAndrews conducted the committee reports.

There will be an info meeting on January 29, 2013, from 7:00-8:00 PM.

Doyle moved that the Public Safety monthly reports be posted along with the minutes. Burns seconded. Motion carried 8-0

There will be a six-month financial review with our Douglas Elliman financial analyst January 30, 2013, at 6:00 PM.

Subject to a correction to one line, the December 6, 2012 minutes were approved.

Becker reviewed the ongoing projects.

McMorrow returned to the meeting at 9:10 PM.

J. LoMonte moved to approve the lease between Big Six and Pre-Wired Controls. McAndrews seconded.. J. LoMonte, Burns, Kim, McMorrow, Doyle, McAndrews voted in favor. Messina and Papazian abstained. Motion carried 6-0-2. Markowitz recused himself from discussion and voting.

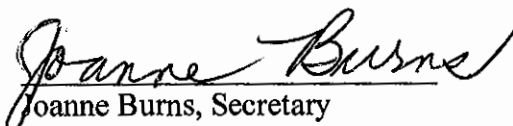
Doyle moved to purchase an additional defibrillator. J. LoMonte seconded. Doyle, J. LoMonte, Burns, McMorrow, Markowitz, McAndrews, voted yes. Kim, Messina, Papazian voted no. Motion carried 6-3.

Doyle moved to offer CPR training to interested staff. Burns seconded. Doyle, J. LoMonte, Markowitz, Papazian, Burns, McMorrow voted in favor. Kim, Messina, McAndrews voted against. Motion carried 6-3.

There will be a meeting with our Landlord/Tenant attorney February 6 at 6:30 PM.

The meeting was adjourned at 9:45 PM.

  
\_\_\_\_\_  
David Becker, General Manager

  
\_\_\_\_\_  
Joanne Burns, Secretary

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF BOARD OF DIRECTORS**

**DATE: December 6, 2012 at 6:30 PM**

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**PRESENT:** Joanne Burns, Kevin Doyle, Lauren Kim (arrived after the meeting had commenced), Jerry LoMonte, Stu Markowitz, Lorraine McAndrews, John McMorrow, Lou Messina, Harry Papazian

**ATTENDING:** David Becker and Larry Vitelli, Douglas Elliman Property Management  
Norma LoMonte and Rhoda Schlamm, Building Rep Program  
Dean Roberts, Norris McLaughlin & Marcus

**LOCATION:** 6:30 PM –Building 2 Community Room

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The meeting was called to order by Board President McAndrews at 6:35 PM. The building reps were not present for the first part of the meeting with Dean Roberts.

Dean Roberts reported on current and recent past legal issues. He answered questions from board members.

Dean Roberts left the meeting at 7:30 PM.

Larry Vitelli introduced himself to the new board members and spoke regarding the relationship between Big Six Towers and Douglas Elliman Property Management. David Becker spoke regarding recent office staff changes and future organizational changes. Becker handed out copies of a letter drafted to shareholders who are not in compliance with HPD regulations.

Committee reports were given.

**Public Safety Report:** Doyle and Messina reported on the public meeting that was held in November. There is to be future discussion of patrol guidelines and management control over schedules and shift assignments. David Becker made a list of agenda items to be discussed at the January meeting.

**Children's Committee:** McMorrow presented receipts for expenses related to the Halloween party.

**Treasurer's Report:** LoMonte briefly described Bill Signing to the new board members, and provided a general overview of current Big Six finances. There will be a Bill Signing scheduled for an evening so board members who are not available during the day can participate in this task. LoMonte then spoke regarding possible sources of funding for the powerhouse upgrade projects.

**Building Reps Program:** McAndrews described the building rep program. Norma LoMonte read a report on the history of the program, and on current recruiting efforts to fill open positions. The building reps no longer wish to be considered a part or a committee of the board. The building

reps requested that a new board liaison be appointed. Jerry LoMonte volunteered to serve as the board liaison.

Kim moved to reimburse McMorrow \$ 275.77 for Halloween party expenses. Markowitz seconded. Motion carried 9-0.

Doyle moved to require all employees to sign a confidentiality agreement based upon the version given to Public Safety officers. Messina seconded. Motion carried 9-0.

LoMonte made a motion to insert the following language into the minutes of September 18, 2012, as a notation to a motion over which there has been disagreement: "On advice of Counsel, this is outside the purview of the board and must be decided by shareholder vote". Markowitz seconded. Motion carried 9-0.

Burns made a motion to approve the October 9 2012 minutes with the inserted language. LoMonte seconded. As they were not members of the board in October, Doyle, McMorrow, and Markowitz abstained. Motion carried 6-0-3.

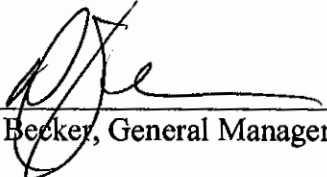
LoMonte moved to approve the parking compliance letter written by Becker with a compliance deadline of January 10, 2013. Doyle seconded. Motion carried,9-0.


LoMonte moved to instruct Becker to negotiate a payment from TWC for its requested use of the Building 2 Community Room on a future weekend. Messina seconded. Motion carried 9-0.

LoMonte moved to approve funding of \$300.00 for Holiday decorations. Doyle seconded. Motion carried 9-0.

LoMonte moved to approve a budget of \$5000.00 for the Big Six 50<sup>th</sup> Anniversary celebration. Doyle seconded. Motion carried 9-0.

The board went into executive session at 10:00 PM.

  
\_\_\_\_\_  
David Becker, General Manager

  
\_\_\_\_\_  
Joanne Burns, Secretary



**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF BOARD OF DIRECTORS**

**DATE: November 13, 2012 at 6:30 PM**

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**PRESENT:** Joanne Burns, Kevin Doyle, Lauren Kim, Jerry LoMonte, Stu Markowitz,  
Lorraine McAndrews, John McMorrow, Lou Messina, Harry Papazian

**ATTENDING:** David Becker and Michael Georg, Douglas Elliman Property Management  
Norma LoMonte and Al Marton, Building Rep Program

**LOCATION:** 6:30 PM –NORC Community Room

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The meeting was called to order by Board President McAndrews at 6:35 PM.

The buildings reps gave their report. Suggestions from the reps were:

- 1) To install additional bulletin boards (Norma)
- 2) To lower the existing bulletin boards and be sure to use large print for postings (Norma)
- 3) To look into the possibility of installing a small spotlight over the bulletin boards (Norma)
- 4) It was reported that Bldg # 1 has consistent ghosting problems. David Becker said he would have AES look at it the next time they were onsite (Al)

Kim moved to approve the minutes from the special meeting of Oct. 15. Messina seconded. Papazian, Messina, McAndrews, Kim, LoMonte, voted in favor. Markowitz, Doyle, Burns, McMorrow abstained, as they were not present for the meeting.. Motion carried 5-0-4.

Kim moved to approve the minutes from the special meeting of Oct. 18. Messina seconded. Papazian, Messina, McAndrews, Kim, LoMonte, voted in favor. Markowitz, Doyle, Burns, McMorrow abstained, as they were not present for the meeting. Motion carried 5-0-4.

Approval of the minutes from October 9, 2012, was tabled.

Becker gave the management report.

LoMonte gave the financial report.

Messina gave the Bldgs and Grounds report.

McAndrews moved to paint the lobby apartment doors the burgundy color suggested by the painter. Messina seconded. Motion carried 9-0.

Lauren moved to inform shareholders not in compliance with HPD parking regulations that after repeated management attempts to collect required license, insurance, and registration information that the Board's only option is to authorize holdover proceedings. LoMonte seconded. In favor:

Kim, LoMonte, McAndrews, Doyle, Markowitz, Messina, Papazian, Burns. Opposed:  
McMorrow. Motion carried 8-1.

McMorrow moved to approve \$2000 to fund children's parties during the year. Doyle seconded.  
Kim amended the motion to provide \$300 in funding for the children's Christmas party to be held 12/15. Burns seconded the amended motion. Motion carried 9-0.

LoMonte moved to accept the PPSC proposal of \$220,000 for modification of the engine governor controls. Messina seconded. Motion carried 9-0.

Markowitz moved to accept PPSC proposal of \$470,000 for upgrade and replacement of the powerhouse switchgear. Doyle seconded. Motion carried 9-0.

McMorrow left at 9:25.

LoMonte moved to fund future powerhouse R & M up to \$200,000. Markowitz seconded.  
Motion carried 8-0.

Messina moved to accept the Hess Energy/Lawless & Mangione bid for LL 87 compliance, and to pay the engineering fee of \$75,000 upfront. Burns seconded. Motion carried 8-0.

Messina moved to make the current rent for the 99-cent store retroactive to April and extend through the end of 2013. Doyle seconded. Motion passed 8-0.

Papazian left at 9:50.

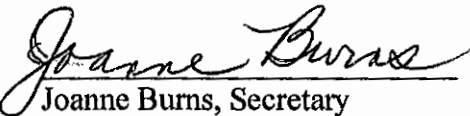
Markowitz made a motion to accept Option C for the Boiler/Machinery insurance policy. Kim seconded. Motion passed 7-0.

Doyle moved to approve expenditure up to \$80,000 for sidewalk repair and violation removal up to \$80,000 with no further board approval. Messina seconded. Motion carried 7-0.

LoMonte made a motion to host the CCC meeting in May here at Big Six. Doyle seconded.  
Motion passed 7-0.

Meeting adjourned at 10:16 PM.

  
\_\_\_\_\_  
David Becker, General Manager

  
\_\_\_\_\_  
Joanne Burns, Secretary

Big Six Towers, Inc.  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

**MINUTES OF BOARD OF DIRECTORS MEETING**

**DATE: October 18<sup>th</sup>, 2012 at 6:30 PM**

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**PRESENT:** Denise Keehan-Smith, Lauren Kim, Lorraine McAndrews, Jerry LoMonte, Lou Messina, and Harry Papazian.

**ATTENDING:** David Becker, and Michael Georg, Douglas Elliman Property Management.

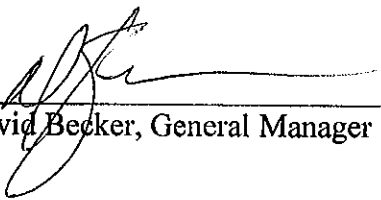
**ABSENT:** Joanne Burns, Diana Cort

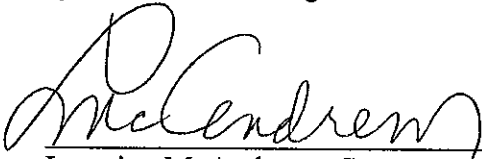
**LOCATION:** 6:30 PM – NORC Community Room

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**Lauren Kim made a motion** that two volunteers be selected after notices posted, to act as Election Inspectors. Volunteers must be available for swearing in during the Annual Meeting on Oct 25<sup>th</sup>, and the morning of Friday Oct 26<sup>th</sup>. They must also be in good standing and not related to any candidate or the other inspector. Lou Messina Seconded the motion. The Board voted unanimously in favor of the motion. **Motion Passed 6-0.**

**Lorraine McAndrews made a motion** that the Board will no longer allow dissemination of printed material from shareholders or outside sources to individual apartments. This excludes Management Approved documentation. Lou Messina seconded the motion. Denise Keehan-Smith, Lauren Kim, Lorraine McAndrews, Lou Messina, and Harry Papazian voted in favor of the motion. Jerry LoMonte voted against the motion. **Motion Passed 5-1.**

  
\_\_\_\_\_  
David Becker, General Manager

  
\_\_\_\_\_  
Lorraine McAndrews, Secretary

**Minutes of Special Board Meeting, October 15, 2012**

**Board members present: Lauren Kim, Jerry LoMonte, Lorraine McAndrews, Lou Messina, Harry Papazian, Denise Keehan-Smith**

**Absent: Joanne Burns, Diana Cort**

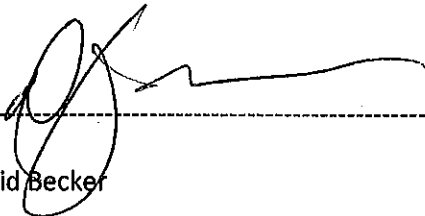
**Douglas Elliman Management present: David Becker**

**Attachment: Public Safety Officer Confidentiality Agreement**

The meeting was called to order at 6:32 PM by Board president Keehan-Smith.

**Lou Messina made a motion** to adopt the Public Safety Confidentiality Agreement drafted by Big Six Towers counsel and approved and agreed to by Kyle Bragg of Local 32BJ SEIU. Lorraine McAndrews seconded the motion.. Keehan-Smith, Kim, McAndrews, Messina, Papazian, voted in favor or the motion. LoMonte opposed. **The motion carried 5-1.**

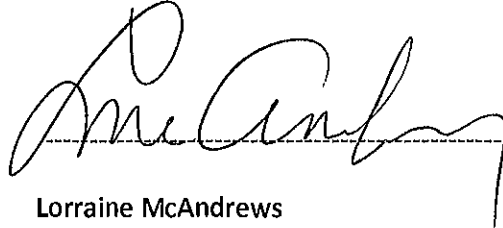
The meeting was adjourned at 6:30 PM.



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David Becker

General Manager



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Lorraine McAndrews

Secretary

Big Six Towers, Inc.  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

**MINUTES OF BOARD OF DIRECTORS MEETING**

**DATE: October 9<sup>th</sup>, 2012 at 6:30 PM**

**PRESENT:** Joanne Burns, Diana Cort, Denise Keehan-Smith, Lauren Kim, Lorraine McAndrews, Jerry LoMonte, Lou Messina, and Harry Papazian.

**ATTENDING:** David Becker, and Michael Georg, Douglas Elliman Property Management.

**LOCATION:** 6:30 PM – NORC Community Room

Monthly meeting began with a presentation from Hess Energy regarding Local Law 87 compliance.

Al Martin gave the Building Reps report.

Lauren Kim gave the Finance report. As of 9/30/2012: Total cash balance \$3,709,523.12  
Total HDC Replacement Reserve balance \$ 1,298,589.66, Total cash position: \$5,008,112.78.

Lorraine McAndrews gave her report on the NORC program.

Lou Messina gave the Public Safety report.

Diana Cort gave the election committee report.

David Becker gave the Management report as well as the Matrix update.

**Lorraine McAndrews made a motion** to strike the last motion on August Minutes as well as the 5<sup>th</sup> and 6<sup>th</sup> motions from the September minutes. Lauren Kim seconded the motion. Denise Keehan-Smith, Lauren Kim, Lorraine McAndrews, Lou Messina, and Harry Papazian voted in favor of the motion. Joanne Burns, Diana Cort and Jerry LoMonte voted against the motion. **Motion Passed 5-3.**

**Diana Cort made a motion** In order to have the August and September minutes approved. The Board will ask the Attorneys whether the Board can delete the motions. (These motions are: the last motion on August Minutes, as well as the 5<sup>th</sup> and 6<sup>th</sup> motions from the September minutes.) Jerry LoMonte seconded the motion. The Board voted unanimously in favor of the motion. **Motion Passed 8-0.**

**Joanne Burns made a motion** to approve color choice #3 for the lobby re-painting project. Lou Messina seconded the motion. The Board voted unanimously in favor of the motion. **Motion Passed 8-0.**

**Jerry LoMonte made a motion** to have Highland Power validate Mike Olech's findings on the Cam Shaft damage for engine #3. Lorraine seconded the motion. The Board voted unanimously in favor of the motion. **Motion Passed 8-0.**

  
David Becker, General Manager

  
Lorraine McAndrews, Secretary

**Big Six Towers, Inc.**  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

## MINUTES OF SPECIAL MEETING OF THE BOARD OF DIRECTORS

**DATE: September 26, 2012**

**PRESENT:** Joanne Burns, Diana Cort, Denise Keehan-Smith, Lauren Kim, Lorraine McAndrews, Jerry LoMonte, Lou Messina, and Harry Papazian  
David Becker, General Manager

**LOCATION:** 6:30 PM – NORC Community Room

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The special meeting was held because of a serious incident with Engine #3. The exhaust valve on the #10 cylinder head had broken. This meant that the piston was striking broken metal at 1200 rpms, and more of this metal was forced into the engine's turbocharger. The engine parts that must be changed are: 1) Cylinder head, 2) Piston head, 3) Bearings, 4) Piston rings and gaskets, and 5) Turbocharger. Additionally, Mike Olech noticed that the adjacent cylinder head was filled with water. Although unrelated to the other problem, this cylinder head must be changed as well.

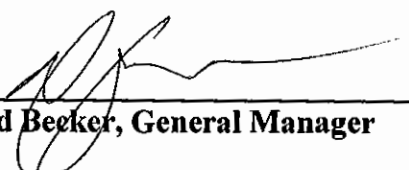
The engine exceeded its warranty running time of 4,000 hours approximately a month ago. The warranty is non-renewable. Mike estimates the repairs to this engine to cost approximately \$16,000.00. The damaged parts have been photographed, and a P.O. prepared. David Becker and Denise Keehan Smith reviewed the damage and fully discussed the situation with Mike, who agreed to make the repairs with his staff.

**Joanne Burns made a motion** to approve \$16,000 to purchase the required parts to repair the engine with the in-house crew. Jerry LoMonte seconded. The motion passed unanimously **(8-0)**

Meeting adjourned at 7:00 pm

**Date of Approval** \_\_\_\_\_

*Dec 6 2012*

  
\_\_\_\_\_  
**David Becker, General Manager**

  
\_\_\_\_\_  
**Lorraine McAndrews, Secretary**

**Big Six Towers, Inc.**  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

**MINUTES OF BOARD OF DIRECTORS MEETING**

**DATE: September 18, 2012**

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**PRESENT:** Joanne Burns, Diana Cort, Denise Keehan-Smith, Lauren Kim, Lorraine McAndrews, Jerry LoMonte, Lou Messina, and Harry Papazian.

**ATTENDING:** David Becker, and Michael Georg, Douglas Elliman Property Management. Norma LoMonte, Building Rep Program.

**LOCATION:** 6:30 PM – NORC Community Room

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Norma LoMonte gave the building reps report.

Lauren Kim gave the Financial Report and the Move-in Move-out Report.

Lorraine McAndrews gave the NORC Report.

Diana Cort gave a report on the Election Committee.

Lou Messina gave the Public Safety Report.

David Becker gave the Management Report and reviewed the Matrix.

**Lauren Kim made a Motion** to have the Halloween Party on October 27<sup>th</sup>.

Diana Cort seconded the motion. The Board voted unanimously in favor of the motion. **Motion Passed 8-0.**

**Lou Messina made a Motion** to have the Children's day on December 15<sup>th</sup>.

Lauren Kim seconded the motion. The Board voted unanimously in favor of the motion. **Motion Passed 8-0.**

**Lorraine McAndrews made a Motion** to hold the NORC Holiday party on December 1<sup>st</sup>.

Diana Cort seconded the motion. The Board voted unanimously in favor of the motion. **Motion Passed 8-0.**

**Joanne Burns made a Motion** to approve the minutes from the August Board Meeting.

Diana Cort seconded the motion. Joanne Burns, Diana Cort and Jerry LoMonte voted in favor of the motion. Denise Keehan-Smith, Lauren Kim, Lorraine McAndrews, Lou Messina, and Harry Papazian voted against the motion. **Motion Failed 3-5.**

**Lorraine McAndrews made a Motion** that two people living in the same apartment cannot serve on the Board at the same time. Lou Messina seconded the motion. Denise Keehan-Smith, Lauren Kim,

Lorraine McAndrews, Lou Messina, and Harry Papazian voted in favor of the motion. Joanne Burns, Diana Cort, and Jerry LoMonte abstained from voting. **Motion Passed 5-0-3. \***

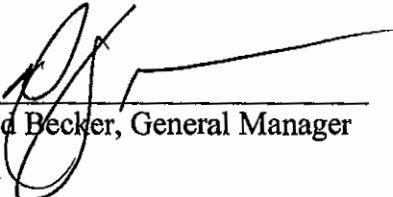
**Jerry LoMonte made a Motion** that married couples living in different apartments cannot serve on the Board at the same time. Diana Cort seconded the motion. Joanne Burns, Diana Cort, and Jerry LoMonte voted in favor of the motion. Denise Keehan-Smith, Lauren Kim, Lorraine McAndrews, Lou Messina, and Harry Papazian voted against the motion. **Motion Failed 3-5. \***

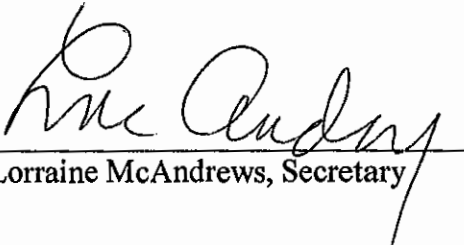
**Lauren Kim made a Motion** to have the Maintenance Department purchase up to forty plants and plant them along building #1. Lou Messina seconded the motion. The Board voted unanimously in favor of the motion. **Motion Passed 8-0.**

**Lou Messina made a Motion** to accept the Fios Non-exclusive offer for a profit of \$74,000. Joanne Burns seconded the motion. The Board voted unanimously in favor of the motion. **Motion Passed 8-0.**

\*"On advice of Counsel, this is outside the purview of the board and must be decided by shareholder vote"

Meeting adjourned at approximately 8:10 P.M.

  
\_\_\_\_\_  
David Becker, General Manager

  
\_\_\_\_\_  
Lorraine McAndrews, Secretary



**Big Six Towers, Inc.**  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

**MINUTES OF BOARD OF DIRECTORS MEETING**

**DATE: August 7, 2012 at 6:30 PM**

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**PRESENT:** Joanne Burns, Diana Cort, Denise Keehan-Smith, Lauren Kim, Lorraine McAndrews, Jerry LoMonte, Lou Messina, and Harry Papazian.

**ATTENDING:** David Becker, and Michael Georg, Douglas Elliman Property Management  
John McMorrow & Norma LoMonte, Building Rep Program

**LOCATION:** 6:30 PM – NORC Community Room

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John McMorrow gave the Building Reps report. He also inquired about scheduling a fire awareness safety day.

Lauren Kim gave the Finance and Garden Club reports. Also discussed the move-in charge

Harry Papazian had nothing to report regarding the buildings and grounds committee.

Lou Messina had nothing to report regarding the Public Safety committee.

Lorraine McAndrews reported on the NORC committee and the August luncheon scheduled with Congressman Joseph Crowley.

David Becker gave the update on the capital projects (Matrix attached) and Management report.

Diana Cort was chosen to chair the election committee.

**Diana Cort made a motion** to approve the scheduling for the Fire Safety awareness day to be September 29th. Joanne burns seconded the motion. The Board voted unanimously in favor of the motion. **Motion Passed 8-0.**

**Lou Messina made a motion** to accept the July Board meeting minutes. Lorraine McAndrews seconded the motion. Joanne Burns, Denise Keehan-Smith, Lauren Kim, Lorraine McAndrews, Lou Messina, and Harry Papazian voted in favor of the motion. Diana Cort and Jerry LoMonte abstained from voting. **Motion Passed 6-0-2.**

**Lou Messina made a motion** to accept Palaccio Painting's bid for \$14,000 to paint the building lobbies. Joanne Burns seconded the motion. Joanne Burns, Denise Keehan-Smith, Lauren Kim, Lou Messina, and Harry Papazian voted in favor of the motion. Diana Cort, Lorraine McAndrews, and Jerry LoMonte abstained from voting. **Motion Passed 5-0-3.**

**Lorraine McAndrews made a motion** to expand the manual door operation for the storefronts to all buildings. Lou Messina seconded the motion. The Board voted unanimously in favor of the motion. **Motion Passed 8-0.**

**Lorraine McAndrews made a motion** to schedule a special meeting following the Keyfood lease committee meeting on Thursday August 9<sup>th</sup>. Diana Cort seconded the motion. The Board voted unanimously in favor of the motion. **Motion Passed 8-0.**

**Lou Messina made a motion** to approve the proposed By-Law regarding six consecutive year term limit for Board members. Harry Papazian seconded the motion. Denise Keehan-Smith, Lauren Kim, Lorraine McAndrews, Lou Messina, and Harry Papazian voted in favor of the motion. Joanne Burns, Diana Cort, and Jerry LoMonte voted against the motion. **Motion Passed 5-3.**

**Harry Papazian made a motion** to approve the proposed By-Law regarding expanding the current one year break between term limits to two years. Lorraine McAndrews seconded the motion. Denise Keehan-Smith, Lauren Kim, Lorraine McAndrews, Lou Messina, and Harry Papazian voted in favor of the motion. Joanne Burns, Diana Cort, and Jerry LoMonte voted against the motion. **Motion Passed 5-3.**

**Lorraine McAndrews made a motion** to approve the proposed By-Law regarding incoming Board members with the lowest number of winning votes take the unexpired term, provided one is available. Lauren Kim seconded the motion. The Board voted unanimously in favor of the motion. **Motion Passed 8-0.**

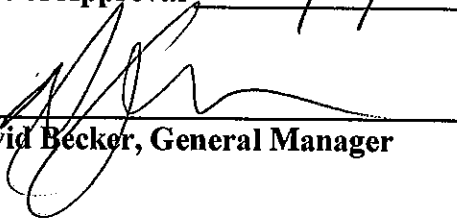
**Harry Papazian made a motion** to approve the proposed By-Law allowing for a phone or E-mail vote in case of emergency with 24 hour notice. Lorraine McAndrews seconded the motion. The Board voted unanimously in favor of the motion. **Motion Passed 8-0.**

**Jerry LoMonte made a motion** that two people living in the same apartment should not serve on the board at the same time. This would also include married couples living in different apartments be prohibited from serving on the board at the same time. Diana Cort seconded the motion. Joanne Burns, Diana Cort, and Jerry LoMonte voted in favor of the motion. Denise Keehan-Smith, Lauren Kim, Lorraine McAndrews, Lou Messina, and Harry Papazian voted against the motion. **Motion Failed 3-5. \***

Meeting adjourned at approximately at 10:25pm

Date of Approval

12/6/12

  
David Becker, General Manager

  
Lorraine McAndrews, Secretary

- On advice of Counsel, this is outside the purview of the Board and must be decided by shareholder vote.

Big Six Towers, Inc.  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

**MINUTES OF BOARD OF DIRECTORS MEETING**

**DATE: July 10, 2012 at 6:30 PM**

**PRESENT:** Joanne Burns, Diana Cort, Denise Keehan-Smith, Lauren Kim, Lorraine McAndrews, Jerry LoMonte, Lou Messina, and Harry Papazian.

**ATTENDING:** David Becker, and Michael Georg, Douglas Elliman Property Management  
Norma LoMonte, Building Rep Program

**LOCATION:** 6:30 PM – Building #2 Community Room

Norma LoMonte delivered the Building Reps report in place of John McMorrow.

Lauren Kim gave the financial report; as well as updates regarding the move-in move-out committee and Garden club.

Lorraine McAndrews gave reports on the building reps and NORC flea market.

Denise Keehan-Smith gave the By-Law report. A meeting has been set up a for the By-Law committee for July 16<sup>th</sup>.

David Becker reported on the Matrix and the management report.

Michael Georg updated the board on the status of the apartment inspections and storage audit.

**Lauren Kim made a motion** for an additional \$300 for the Garden club budget to complete the work around buildings #1 and #6. Joanne Burns seconded the motion. The Board voted unanimously in favor of the motion. **Motion Passed 8-0.**

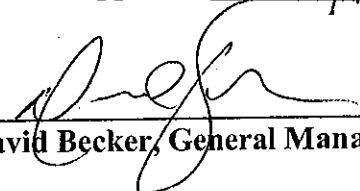
**Joanne Burns made a motion** to accept the June minutes as amended. Lou Messina seconded the motion. The Board voted unanimously in favor of the motion. **Motion Passed 8-0.**

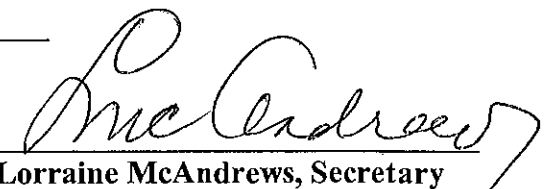
**Jerry LoMonte made a motion** to spend \$3,500 for the PPS&C analysis to back up the warranty for the Powerhouse. Lauren Kim seconded the motion. The Board voted unanimously in favor of the motion. **Motion Passed 8-0.**

**Board entered Executive Session at 9:20 p.m.**

**Meeting ended at approximately 10:30 p.m.**

**Date of Approval** 8/15/12

  
\_\_\_\_\_  
**David Becker, General Manager**

  
\_\_\_\_\_  
**Lorraine McAndrews, Secretary**

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF BOARD OF DIRECTORS**

**DATE: November 12, 2013 at 7:00 PM**

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**PRESENT:** Kevin Doyle, Jerry LoMonte, Stu Markowitz (arrived at 7:10 PM), John McMorrow, Howard Geary, Elizabeth O'Hara, Roy Lippman, Barbara Collins, Angel Negron.

**ATTENDING:** David Becker and Margaret Lowery, Douglas Elliman Property Management  
Norma LoMonte and Al Marton, Building Rep Program

**LOCATION:** 7:00 PM –Building 2 Community Room

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The meeting was called to order by Board President Doyle at 7:05 PM.

David Becker reviewed each of the items from the Ongoing Projects.

Norma LoMonte gave the Building Reps report. Al Marton provided further information from the Building Reps.

It was agreed by the board to **reschedule** the next regular meeting to **December 17, 2013**.

It was agreed by the board to hold an open shareholder's meeting **Tuesday, November 19, from 7:30-8:45 PM in the Bldg 2 Community Room.**

The Holiday party for the Big Six Staff will be held December 20.

McMorrow gave the Buildings & Grounds Committee report. He then gave the Children's Committee report.

Doyle gave the Public Safety Committee report.

Markowitz gave the Powerhouse Committee report.

J. LoMonte gave the Finance Committee report.

Committee chair appointments were made for 2013-14. They are:

Powerhouse	Markowitz
Finance:	LoMonte
Public Safety:	Doyle, Geary
Bldgs/Grds:	McMorrow
Move-in/Move-out:	Lippman, Collins

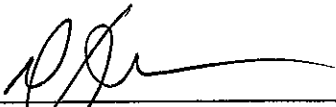
Professional Search: Lippman  
Shareholder/Community Liaison: Collins  
Children's: O'Hara, McMorrow  
NORC: O'Hara  
Building Rep Liaison: LoMonte  
Laundry: TBD. This committee will be made up of Building Reps.


McMorrow moved, Markowitz seconded, to authorize D. Becker to engage an arborist to remove two trees from in front of Bldg 7 and to have the stumps ground down; and to perform preventative cabling of two other trees at Bldg 7. **McMorrow, Markowitz, Doyle, LoMonte, Collins, Geary, O'Hara, Negrón** voted "Yes". **Lippman** abstained. **Motion carried, 8-0-1.**

LoMonte moved, Markowitz seconded, to accept the October minutes. **LoMonte, Markowitz, Doyle, McMorrow** voted "Yes". **Lippman, Collins, Geary, O'Hara, Negrón** abstained as they were not members of the board in October. **Motion carried 4-0-5.**

LoMonte moved, Markowitz seconded, to accept the October Executive session minutes. **LoMonte, Markowitz, Doyle, McMorrow** voted "Yes". **Lippman, Collins, Geary, O'Hara, Negrón** abstained as they were not members of the board in October. **Motion carried 4-0-5.**

The regular meeting adjourned at 9:10 PM.

  
\_\_\_\_\_  
David Becker, General Manager

  
\_\_\_\_\_  
Howard Geary, Secretary

Big Six Towers, Inc.  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: November 11, 2014**

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**PRESENT:** Kevin Doyle, John McMorrow, Howard Geary, Elizabeth O'Hara, Barbara Collins, Angel Negron, Stu Markowitz, Anna Anzueta, Janet Kregler

**ABSENT:** N/A

**ATTENDING:** Larry Vitelli, Barbara Roach, David Becker and Maria Platis, Douglas Elliman Property Management  
Norma LoMonte, Al Marton and Dennis McDermott, Building Reps Program

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Meeting convened at 6:11 P.M.

**Insurance Presentation by Barbara Roach (DEPM):** Ms. Roach, VP of Risk Management outlined process for property, liability, umbrella, auto and workers comp policies and answered Board member questions.

**Intercom Presentations:** Jonah Hertz of XStream presented samples of proposed intercom replacement system.

Pinak of J&D Communications presented that company's equipment.

Both systems would directly dial shareholder phones for access rather than the existing phone wiring.

**Building Reps Report:** Norma reported

**Committee Reports:**

<b>Power Plant Committee:</b>	Markowitz reported.
<b>Buildings &amp; Grounds Committee:</b>	McMorrow reported.
<b>Public Safety Committee:</b>	Doyle reported.
<b>Children's Committee:</b>	O'Hara and Kregler reported.
<i>Winter Wonderland is on Saturday, December 20, 2014. Flyer to follow.</i>	
<b>NORC Committee:</b>	O'Hara reported.
<i>Annual NORC Fundraiser Auction is on Sunday, December 7, 2014 from 12:00 P.M. – 3:00 P.M. Gift cards and new items are appreciated. Please make your donations one week in advance.</i>	
<b>Finance Committee:</b>	Geary reported.
<b>Election Committee:</b>	Doyle reported.
<b>Ongoing Projects:</b>	No questions.

**Motion was made by McMorrow:** To accept the October 2014 Minutes.

**Seconded by Geary. Doyle, Negron, Markowitz, Geary, O'Hara, Collins, McMorrow voted "Yes". Anzueta, Kregler abstained, as they were not Board members at the time. Motion carried 7-0-2.**

**Discussion:**

- Painting bids moved to confidential session for discussion  
Motion was made by Markowitz: to disqualify J. Lanza's painting bid due to failure to follow property/project walk-through protocol. Seconded by Geary. Doyle, Negron, Markowitz, Geary, O'Hara, McMorrow, Anzueta, Kregler voted "Yes". Collins abstained. Motion carried 8-0-1.
- Staff Holiday Party: Luncheon set for December 18, 2014.
- Building Reps/Volunteer Party: set for December 18, 2014 from 7:00 P.M. to 9:00 P.M.
- Winter Equipment: all equipment has been started and tested twice by Maintenance and Management.
- A.C. covers: must be purchased by shareholders; they may call maintenance and purchase through them.
- Not-for-profit: discussion tabled until December Board meeting, as attorney will be present.
- December Board Meeting: will be closed, as attorney will be present.
- Election Critique: Doyle discussed.

Intercom proposal: Motion was made by Markowitz: to have Becker negotiate one building with XStream to lower price and have an emergency call of the Board to vote. Seconded by O'Hara. Doyle, Negron, Markowitz, Geary, O'Hara, Collins, Anzueta, Kregler voted "Yes". McMorrow abstained. Motion carried 8-0-1.

- **Committee Appointments:**

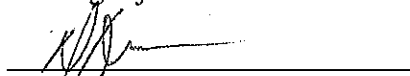
- **Public Safety: Howard Geary**
- **Building Reps Liaison: Kevin Doyle**
- **Move-in/Move-out: Elizabeth O'Hara**
- **Power Plant: Stu Markowitz**
- **Building & Grounds: John McMorrow**
- **Children's: Janet Kregler**
- **NORC: Anna Anzueta**
- **Shareholder Communication Committee: Anna Anzueta**

Regular meeting adjourned at 8:00 P.M.

Confidential session commenced at 8:03 P.M.

Motion was made by Markowitz: that any abstention that is not the result of absence or conflict of interest, be recorded as a vote of "NO". Seconded by McMorrow. Doyle, Negron, Markowitz, Geary, O'Hara, McMorrow, Anzueta, Kregler voted "Yes". Collins abstained. Motion carried 8-0-1.

Meeting adjourned at 9:14 P.M.



David Becker, General Manager



Elizabeth O'Hara, Secretary

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF BOARD OF DIRECTORS MEETING**

**DATE: November 10, 2015 at 6:00 PM**

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**PRESENT:** Kevin Doyle, Janet Kregler, Howard Geary, Dennis McDermott, Thomas Haggerty, Anne Andrusko, John McMorrow (arrived 6:40 PM).

**ABSENT:** Elizabeth O'Hara

**ATTENDING:** David Becker and Penny Rund, Douglas Elliman Property Management, Barbara Roach, VP for Risk Management and Insurance, Douglas Elliman Property Management  
Norma LoMonte, Anna-Marie Canevari, Edna Semon, Al Marton, Building Reps.

**LOCATION:** Building 2 Community Room

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Doyle called the meeting to order at 6:00 PM. As Ms. Roach was delayed by traffic, the meeting commenced with a report from the Building Reps, given by Norma LoMonte.

**The board congratulated Director Elizabeth O'Hara, who was honored by CM Jimmy Van Bramer at his 6<sup>th</sup> Annual Hispanic Leadership Awards ceremony held on October 28, 2015.**

Ms. Roach explained to the board the process of assembling the co-op's annual insurance renewal proposals. These renewal options are very rarely submitted by insurance carriers less than 30 days in advance of their expiration dates. Ms. Roach also answered questions from board members about deductibles under the various policies.

**McMorrow moved, Kregler seconded, to approve the October 2015 minutes. Doyle, Kregler, McMorrow, Andrusko, Geary voted "yes." McDermott, Haggerty were not board members at that time and did not vote. Motion carried 5-0.**

**Committee Reports:**

McDermott, Power Plant  
Kregler, Children's Committee  
Doyle, Public Safety  
McMorrow, Buildings & Grounds

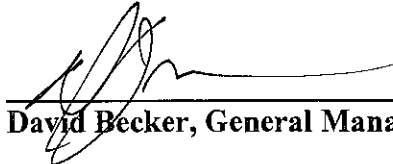
**Doyle moved, Haggerty seconded, to refer to the 1998 version of the Building Representatives Program policy until it has been reviewed and updated. Doyle, Geary,**



McDermott, Andrusko, Kregler, Haggerty voted "yes." McMorrow abstained. Motion passed, 6-0-1.

Doyle moved, Andrusko seconded, to have Richard Orridge fill the vacant seat on the board until the next annual election. Orridge was the candidate who, in descending order, received the most votes in the 2015 election. Motion passed 7-0.

The regular meeting adjourned at 7:45 PM.



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David Becker, General Manager



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Kevin Doyle, President

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: November 8, 2016**

**6:00 PM, Shopping Center Community Room**

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**PRESENT:** Kevin Doyle, Thomas Haggerty, Howard Geary, Richard Orridge,  
Andrew Sawicki, Bill Kregler, Ed Bennett, Jerry LoMonte

**EXCUSED:** Anne Andrusko

**ATTENDING:** David Becker and Tama Francis, Douglas Elliman Property Management  
Guest: Michael T. Reilly, Norris McLaughlin & Marcus, Corporate  
Counsel for Big Six Towers, Inc.

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Mr. Reilly spoke to the Board about responsibilities of Directors and answered questions. There was also detailed discussion of the importance of maintaining confidentiality.

The regular meeting commenced at 7:10'PM.

Board President Doyle stated that Board members should maintain a professional attitude during any contact with Management or Big Six staff. Directors are not entitled to any special access to shareholder or applicant information from the office.

**Sawicki moved, Orridge seconded, to have Big Six undertake an upgrade to the video monitoring equipment in-house with a limit of \$ 3,000.00. Motion passed 9-0.**

**LoMonte moved, Sawicki seconded, to renew the annual service agreement with Architectural Entrance Systems that covers the buildings' entrance doors. Motion passed 9-0.**

**Doyle moved, Orridge seconded, to accept the October 2016 minutes. Motion carried, 5-0-4. New board members were not present at that meeting and so they abstained.**

**All Board members signed the Confidentiality Agreement. The last board had also signed the same agreement.**

Committee appointments:

Bldgs/Grounds Committee Sawicki & Haggerty

NORC: Orridge

Public Safety: Doyle & Geary

Finance: Geary & LoMonte

Power Plant and Technology: Sawicki

Kregler volunteered to be on the Public Safety and Finance Committees. The Board declined his offer for the following reason: During his previous tenure on the Board, he was removed from these committees.

Kregler departed the meeting at 7:30 PM.

**LoMonte moved, Sawicki seconded, to release Executive Session minutes from 2008-2009. Motion carried 8-0-1. Those minutes are attached to these minutes. Kregler was absent for this vote.**

Meeting adjourned at 8:30 PM.

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**David Becker, General Manager**

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**Jerome LoMonte, Secretary**

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[Executive Minutes Not for Distribution]

Big Six Towers, Inc.  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

**APPROVED**  
@ May 13, 2008 Board Meeting

**MINUTES OF BOARD OF DIRECTORS MEETING**

**DATE: April 8, 2008**

**PRESENT:** John Gillooly, Diana Cort, Barnet Levine, Bill Kregler, Edwin Bennett, Israel Martinez and Joanne Burns

**ABSENT:** Jerry LoMonte and Anne Andrusko

Henry Dubro and Abdo Saleh representing Douglas Elliman Property Management

**INVITED:** Building Representatives: Norma LoMonte, Rhoda Schlamm, and Albert Marton

**LOCATION:** 7:00 PM – Community Room in Building # 2

Bill Kregler moved to convert the April 17<sup>th</sup> information meeting into a shareholder meeting to vote on the mortgage refinance.

Edwin Bennett presented and read a written motion (see attached); Bill Kregler seconded the motion. In favor: Edwin Bennett, John Gillooly, Diana Cort, Joanne Burns, Israel Martinez and Barnet Levine. Opposed: Bill Kregler. **Motion passed.**

Bill Kregler left the meeting at 7:35 PM.

John Gillooly moved to accept the minutes of the March 11, 2008 Board Meeting, Edwin Bennett seconded. In favor: Edwin Bennett, Barnet Levine, Joanne Burns, Diana Cort and Israel Martinez. Opposed: 0. Abstained: John Gillooly. **Motion passed.**

Joanne Burns moved to accept Carrier's proposal to replace the pump motor of the Absorption Chiller in the Power Plant in the amount of \$19,182.38; Barnet Levine seconded. In favor: Joanne Burns, Barnet Levine, John Gillooly, Diana Cort, Israel Martinez and Edwin Bennett. Opposed: 0. **Motion passed.**

Joanne Burns moved to accept Satin American's proposal to service the air circuit breaker used in Engine # 2 in the Power Plant in the amount of \$4,221.21; John Gillooly seconded. In favor: Joanne Burns, John Gillooly, Diana Cort, Edwin Bennett, Israel Martinez, and Barnet Levine. Opposed: 0. **Motion passed.**

Israel Martinez moved to approve the purchase order in the amount of \$5,383.19 to buy parts from H.O. Penn Machinery needed to continue with the top overhaul of the #2

## Motion to the Board

I move this Board to find that Director William Kregler has converted Big Six funds to his personal account, that he is exercising unauthorized ownership over Big Six funds, and that he is in breach of his fiduciary duty to Big Six in the following respects:

1. By keeping certain funds, described below, which belong to Big Six, in a personal account, or otherwise under his exclusive control;
2. By failing to disclose the exact amount and location of these funds;
3. By failing to provide to Big Six a complete accounting of these funds; and
4. By refusing lawful requests from officers of the Board in 2005 and 2008 to return these funds to Big Six.

The funds in question were acquired by Director Kregler from the sale of Big Six property entrusted to him for that purpose in 2003. This property consisted of scrap metal which became available for sale as a result of the balcony/terrace restoration project. Director Kregler has acknowledged Big Six's ownership of these funds by insisting that the funds be used for the sole purpose of constructing a clubhouse for shareholders, and by opening a bank account in his name designated by him as the "clubhouse account." Further, he has claimed he is entitled to continued ownership and control of said funds unless and until they are used to build said clubhouse. In light of his assertion I further move the Board as follows:

1. To reject his claim that these funds must be used for the sole purpose stated above and to revoke and to declare null and void any prior action or suggestion by any prior Big Six Board to this effect;
2. To direct that these funds be deposited in the Big Six general account to be used for all proper purposes;
3. To declare that his fiduciary duty to Big Six does not permit him to retain ownership or control of these funds for any reason or for any purpose;
4. To direct Director Kregler to immediately return to Big Six all of these funds, together with compounded interest thereon; and
5. To direct him to immediately furnish to Big Six all documents relating to these funds, including the bill of sale(s) of the aforesaid materials; bank statements or other financial statements; and such other records as will show the location and amount of these funds for the entire time they have been in his possession or under his control.

In the event Director Kregler fails to comply with this Motion, the Board further is moved to refer this matter to counsel for Big Six to institute any and all measures available by law he deems appropriate, be they civil or criminal, to secure compliance with this Motion and a return of the funds, a full accounting thereof and all records pertaining thereto.

Norris  
McLaughlin  
& Marcus, P.A.  
ATTORNEYS AT LAW

July 7, 2008

William Kregler  
60-10 47<sup>th</sup> Avenue, Apt. 7H  
Woodside, New York 11377

Re: Big Six Towers, Inc. / Unauthorized Retention of Co-op Funds

Dear Mr. Kregler:

Enclosed for reference is a Resolution adopted by the Board of Directors of Big Six Towers, Inc. (the "Co-op") at its executive session meeting of April 8, 2008, regarding your unauthorized retention of Co-op funds since 2003. We are advised that on April 10, 2008 you deposited the sum of \$4,378.77 into a Co-op account, in purported compliance with paragraph 4 of the Resolution. However, you have failed to account for those funds during the many years in which they were in your custody and control, as required by paragraph 5 of the Resolution.

Accordingly, you must provide all the information and documentation specified in paragraph 5 of the Resolution, so that the Board can determine if you have properly accounted for all of the Co-op's funds. Please do so at least five (5) business days prior to the next Board meeting, scheduled for July 29, 2008.

We trust that you will comply with your fiduciary duties as a Director of the Co-op, and thereby preclude the need for the Board to consider further action against you in this matter.

Sincerely yours,

Norris McLaughlin & Marcus, P.A.

  
Ezra W. Goodman

cc: Board of Directors  
Henry Dubro, General Manager



2-1983\_1

875 Third Avenue, 18th Floor New York, NY 10022 • P: (212) 808-0700 • F: (212) 808-0444  
NJ Mailing Address: P.O. Box 1018 Somerville, NJ 08876-1018 • NJ Hand Delivery: 721 Route 202 • 206 Bridgewater, NJ 08807  
www.nmmlaw.com E: info@nmmlaw.com



60-10 Queens Blvd. • Woodside, NY 11377-4973 ☐ Tel: (718) 565-1200 • Fax: (718) 565-1820

July 15, 2008

William Kregler  
6010 47<sup>th</sup> Ave apt 7H  
Woodside NY, 11377

Re: Checking Account [REDACTED]  
Savings Account [REDACTED]

Dear Mr. Kregler:

As per your request I am enclosing the following information regarding above referenced accounts.

Please note, that the checking account was open on October 29, 2003 in the amount of \$2,998.00. On August 18, 2004 you made an additional deposit of \$1,375.00 to bring the total balance on the account to \$4,368.00, which was closed on August 16, 2007 and the funds were transferred in to the above savings account.

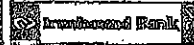
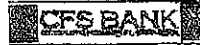
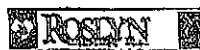
On April 9, 2008 the savings account was closed for the amount of \$4,378.77 (original balance of \$4,368.00 + interest) and the funds were transferred in to savings account [REDACTED]

I have enclosed supporting statements for your records.

Hope this will be helpful.

Sincerely,

Sandy Demirdjlan  
Assistant Branch Manager



Big Six Towers, Inc.  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

APPROVED December 9, 2008 Board Meeting  
BIG SIX TOWERS INC.

### MINUTES OF BOARD OF DIRECTORS MEETING

DATE: November 11, 2008 at 7:00 PM

PRESENT: Edwin Bennett, Diana Cort, Jerry LoMonte, Anne Andrusko, Barnet Levine, Joanne Burns, Bill Kregler, Thomas Haggerty and Israel Martinez

Henry Dubro and Ilan Gelbwachs representing Douglas Elliman Property Management

LOCATION: 7:00 PM - Building #2 Community Room

Edwin Bennett moved to alter the method that minutes are drafted. Minutes will reflect motion, who raised the motion, who seconded motion and tally of vote, without indication of which way the rest of the board members voted; Anne Andrusko seconded. **Motion passed unanimously.**

Edwin Bennett moved, in accordance with advice of counsel, that Bill Kregler be removed as chair of the public safety committee and be barred from service on said committee on the following grounds:

1. His demonstrated failure to understand or appreciate the limits of lawful action available to our security force by seeking to have a shareholder "requested to the office" for interrogation and to investigate the lawful posting of Big Six campaign literature and -
2. His demonstrated failure to acknowledge the limited authority of a board member to order or direct Big six employees to perform services or otherwise interfere in their employment activities.

Jerry LoMonte seconded. **Motion passed 8 to 1.**

The Board agreed to authorize Management to proceed with attempting to secure a new temporary certificate of occupancy and to report within 90-120 days of progress.

Israel Martinez moved to accept the bid from City & County Paving Corp to repair various defective sections of sidewalk. Joanne Burns seconded. **Motion passed unanimously.**

Barnet Levine moved to accept the negotiated terms for the renewal of the Visiting Nurse Services' lease. Diana Cort seconded. **Motion passed 8 to 1.**

The Board authorized Management to proceed with lease renewal negotiations with Big Six Fitness.

The Board authorized Management to proceed with lease renewal negotiations with Borukhov Grigory - Shoe Repair.



Bill Kregler moved to allow Woodside Jewish Center's request to lower the liability limits on their insurance policy for their rented office space. Anne Andrusko seconded. **Motion passed unanimously.**

Bill Kregler moved to amend counsel's suggested revision to paragraph 16 of the Rules and Regulations in the Occupancy Agreement, to replace the word "animals" with "dogs" in order to provided better clarity to the proposed rule. Implementation is subject to advice of counsel. Joanne Burns seconded. **Motion passed 8 to 1.**

Anne Andrusko moved to accept the proposal of J&D Communications to update the roof antennas and amplifiers in preparation for the digital signal conversion, mandated by the Federal Government on February 17, 2009. **Motion passed unanimously.**

Jerry LoMonte moved to accept the proposal from Lawless & Mangione for engineering services in relation to the stand-by steam hot water heater. Barnet Levine seconded. **Motion passed unanimously.**

Bill Kregler moved to have counsel review and revise his proposed motion regarding the creating of a policy limiting Board Member's posting of Big Six Towers business on the internet. Thomas Haggerty seconded. **Motion defeated 7-2.**

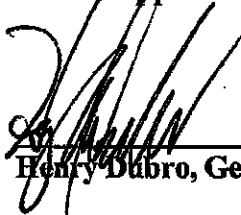
Bill Kregler moved to have Management investigate what common areas of Big Six Towers can have their heat turned off, in an effort to save on energy costs. Thomas Haggerty seconded. **Motion passed unanimously.**

The Board decided to keep the November informational meeting but to cancel the December meeting, as it was scheduled in the midst of the holiday season.

The meeting was adjourned at 9:23 PM.

Date of Approval

12/10/08



Henry Dubro, General Manager



Joanne Burns, Secretary

# BIG SIX TOWERS, INC.


A HOUSING COOPERATIVE SPONSORED BY  
NEW YORK TYPOGRAPHICAL UNION NO.-6



59-55 Forty Seventh Avenue • Woodside, NY 11377 • (718) 898-7022 • Fax: (718) 397-1784

## MEMORANDUM

To: Board of Directors

From: Edwin Bennett, President 

Date: March 23, 2009

Re: Direct Communication by Board Members to Outside Professionals

On March 11, 2009 we were advised by Paul Rosario, Property Manager at HPD of a communication he received from Board member William Kregler requesting that he be granted access to the same information presently available to the Board President and General Manager, Henry Dubro. The precise nature of this request is not entirely clear inasmuch as neither the type of access requested nor the information desired is defined with any precision. Furthermore, information relevant to the operation of the Co-Op that is received by the General Manager and/or this writer from any source routinely is presented to the full Board by way of memos and at Board meetings.

It would appear therefore, from recent conversations between Mr. Kregler and Mr. Dubro and/or this writer that Mr. Kregler is seeking from HPD a directive allowing him to have direct contact with outside professionals, such as Corporate Counsel and Corporate accountants, requests he has made that indeed have been denied. Mr. Rosario has requested that a reply to Mr. Kregler's request be made with a copy to him.

Initially, distributed herewith is a September 13, 2007 memo to Board members from the then President Anne Andrusko, reaffirming and explaining a 2003 policy forbidding such direct personal contacts without prior Board approval. That policy hereby again is expressly and unambiguously reaffirmed with the same force and effect.

In addition to the reasons for such policy recited in President Andrusko's memo, there are other compelling reasons in support of such policy. For any Board to effectively manage the affairs of the corporation it must speak with a single voice to the outside professionals retained by the Board. Assuming that such professionals would even entertain communications from nine discordant individuals, such individual direct contacts, if permitted, would create confusion and uncertainty regarding the matter at hand, and undermine the Board policy, directive or action with respect to such matter.

Finally, we come to the matter of cost, an issue of no small consequences. Professionals charge for their time. For individual Board members to use that time to air

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: November 14, 2017**

**6:00 PM, Building 2 Community Room**

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**PRESENT:** Kevin Doyle, Thomas Haggerty, Richard Orridge, Jerry LoMonte, John Gillooly, Andrew Sawicki, Jonathan Bocamuneth, Barbara Collins, Edwin Bennett.

**ATTENDING:** David Becker and Tama Francis, Douglas Elliman Property Management  
Michael T. Reilly, Norris McLaughlin & Marcus  
John Knief and Anthony Milanese, Principals, East Coast Mechanical  
Mike Olech, Big Six Power Facility Foreman

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

Mr. Reilly spoke to the board regarding the duties and responsibilities of individual directors and the board as an entity. He reviewed various legal and agency obligations.

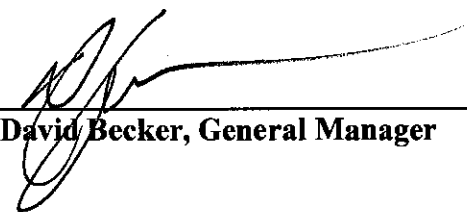
John Knief and Anthony Milanese reviewed and explained details of the four change orders proposed to the original scope of work for the heating plant replacement. They also answered questions from the board.

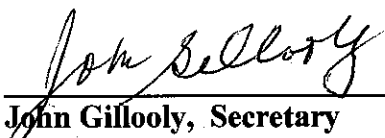
**Sawicki moved, Orridge seconded, to accept all four change orders subject to negotiation of an extended service agreement. Motion passed 9-0.**

**Sawicki moved, Gillooly seconded, to accept a new lease and tenant for the hair salon. Motion carried 9-0.**

**Haggerty moved, Sawicki seconded, to accept the October minutes. Motion passed 6-0-3 (Collins, Bocanumeth, and Gillooly abstained as they were not on the board).**

**Meeting adjourned at 7:30.**

  
\_\_\_\_\_  
**David Becker, General Manager**

  
\_\_\_\_\_  
**John Gillooly, Secretary**

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: November 13, 2018**

**6:00 PM, Building 2 Community Room**

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**PRESENT:** Thomas Haggerty, Richard Orridge, Jerry LoMonte, John Gillooly,  
Andrew Sawicki, Jonathan Bocamunenth, Barbara Collins , Howard Geary, Ben Rodriguez.

**ABSENT:** Richard Orridge

**ATTENDING:** David Becker and Tama Francis, Douglas Elliman Property Management  
Neil Kaufmann, Newman Newman & Kaufmann  
Micheal T. Reilly, Esq., Norris McLaughlin

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

Mr. Reilly spoke to the board regarding the duties and obligations of board members. His remarks included fiduciary and ethical obligations, as well as advice regarding the importance of confidentiality and discretion in discussion of matter before the board. He also discussed the ramifications and implementation issues of the “smoke-free” rule passed by the shareholders on the October annual meeting proxy. Mr/ Reilly will prepare recommendations for the board, noting that standards for this rule will need to be established and then enforced uniformly. He recommended that Big Six begin to build and document patterns of behavior with shareholders who smoke, offer suggestions to stop smoking, and to convey that the Board does not plan to proceed with any holdover proceedings for violation of this rule.

Mr. Kaufmann discussed the revised Fiscal Year 2018-2029 operating budget. The budget overall is in good shape, yet the board is closely monitoring it along with our accountants. Potentially increasing fuel costs and water expenditures are a concern, but the board is also monitoring these issues with our CPA as mentioned.

**Committee Reports:**

Bocamunenth gave the Bldgs & Grounds report. He reviewed a switchgear maintenance proposal from Thomson Controls.

Geary gave the Finance Committee report. Topics presented were the possibility of increased fuel costs and future increases in water bills for the co-op.

Gillooly gave the Public Safety report. Officers and DEPM staff will undergo mandatory training regarding the handling of suspicious persons and packages.

**LoMonte moved, Collins seconded, to request a maintenance increase of 3% for 2019 and 1% for 2020 from HPD. Lomonte, Collins, Bocamunenth, Sawicki, Rodriguez voted "Yes." Haggerty, Geary, Gillooly voted "No." Motion passed. 5-3. Mr. Reilly will prepare the application and resolution to be presented to HPD.**

**Gillooly moved, Sawicki seconded, to approve a proposal from Thomson Controls for service and maintenance of the power plant switchgear. Thomson manufactured the switchgear, which was installed in 2013, and has the records and specific plans for the Big Six installation. Most issues faced by the plant operators can therefore be addressed online or on the phone with Thomson. Motion passed 8-0.**

**Haggerty moved, Sawicki seconded, to approve the October minutes. Motion passed, 6-0, as Rodriguez and Geary were not board members in October.**

**Sawicki moved, Gillooly seconded, to afford the same protections to management staff that is given to Big Six employees. This was in response to a past threat made against management by a shareholder. Sawicki, Gillooly, LoMonte, Collins, Bocamunenth, Rodriguez, Haggerty voted "Yes." Geary voted "No." Motion passed 7-1.**

Management was instructed to investigate security improvements to the office.

Meeting adjourned at 7:15.

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**David Becker, General Manager**

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**Thomas Haggerty, Secretary**

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: November 12, 2019**

**6:00 PM, Building 2 Community Room**

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<b>PRESENT:</b>	Howard Geary, Thomas Haggerty, Jerome LoMonte, Richard Orridge, Ben Rodriguez, Andrew Sawicki (arrived 6:30), Barbara Collins (arrived 6:40).
<b>ABSENT:</b>	Jonathan Bocanumenth, John Gillooly
<b>ATTENDING:</b>	David Becker, Douglas Elliman Property Management

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Because the 2019 Annual Election had not been completed owing to low shareholder turnout, the 2018-19 Board was still in place.

Orridge presided in the absence of Gillooly and called the meeting to order at 6:00 PM.

**Orridge moved to research a new elevator service company. Becker was instructed to reach out to VDA Associates, the third-party witness company used by Big Six to see if that firm would conduct the search. Motion carried 5-0.**

**LoMonte moved, Rodriguez seconded, to contact our sister co-op Penn South regarding the engineer they used to conduct testing of gas lines in the buildings. This step would protect Big Six in the event any minor problems are found and prevent the chance of any interruption in gas service. Motion carried 5-0.**

**LoMonte moved, Sawicki seconded, to send a letter signed by an officer of the board requesting an exemption from certain provisions of the recently enacted Tenant Protection act signed by the governor. Motion carried 6-0.**

**Geary moved, Orridge seconded, to accept the October minutes. Motion carried 6-0-1 (Collins abstained).**

**Sawicki moved, LoMonte seconded, to ask Dan Weeden, P.E to act as Project Manager for compliance with LL 38. ~~After it is formed, the~~ The Big Six Capital Projects committee will also lobby local politicians for any relief possible from this ordinance **in conjunction with Mr. Weeden's expertise.** Motion carried 7-0.**

The meeting adjourned at 7:15.

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**David Becker, General Manager**

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**Thomas Haggerty, Secretary**

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: November 10, 2020**

**6:00 PM BOARD MEETING**

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**PRESENT:**

- **Kevin Doyle**
- **Howard Geary**
- **Thomas Haggerty**
- **Lorraine McAndrews**
- **Richard Orridge**
- **Barbara Collins**
- **Jerry LoMonte**
- **Jonathan Bocanumenth**
- **Ben Rodriguez**
- **Hasko Muric, Big Six Towers, Inc.**
- **Sanela Osmanovic, DEPM**
- **Melisa Zimonjic, DEPM**

**GUEST:**

- **Raffaella Dunne, Washington Square Partners**

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Kevin Doyle called the Board meeting to order at 6:07pm.

A Big Six Towers Real Estate Evaluation presentation was given by Raffaella Dunne from Washington Square Partners. The board expressed that it's a potential conversation to have in the future about moving forward with the infrastructure.

Hasko Muric discussed the new skeleton crew schedule put in place to catch up with vacant apartments. The skeleton crew consists of having 1 porter taking care of 2 buildings for the time being until maintenance tackles the vacant apartments. Hasko provided the board with an update regarding Rosenwach Tank Co. starting the work in Building #4 water supply tanks.

A Legal Report was given by Michael Reilly regarding pending matters such as Water Bills, Howard Zimmerman Architects P.C., VDA, Inc., Integrated Physical Needs Assessment, Annual Meeting and HDC Submission.

October 13, 2020 Board Meeting Minutes were reviewed and approved by all present Board Members.

The Board discussed the Power Plant Controller Upgrade and looked over the updated work schedule from Thomson Power Systems that was scheduled to commence work from December

1<sup>st</sup> to December 9<sup>th</sup> with only 1 night having some power outage interruptions consisting of 2 to 3 hours.

The Board and Management discussed Building 4 basement water infiltration. Management did submit an insurance claim that was denied. Management informed the Board that a rebuttal would be submitted.

The Board spoke about the need to have the Annual Maintenance/Boiler Cleaning work commence. Service contract proposals were presented.

Management and the Board discussed the Power Plant issue with the waste heat boiler steam leaks. Two service proposals were introduced to the Board. It was agreed to get more pricing.

The Board briefly discussed a Public Safety Vehicle and informed Management to have Public Safety look into a few more different vehicle model options.

1<sup>st</sup> motion was to approve Annual Boiler Maintenance/Cleaning work to begin with Controlled Combustion.

- **Doyle moved, Jonathan seconded, to approve. Motion carried 9-0.**

2<sup>nd</sup> motion was to approve the Service Contract Proposal from Vapor Intrusion Services.

- **Howard moved, Richard seconded, to approve. Motion carried 9-0.**

3<sup>rd</sup> motion was to move forward with Unger Realty Services Retainer for J-51 benefits.

- **Kevin moved, Lorraine seconded, to approve. Motion carried 9-0.**

4<sup>th</sup> motion was to move forward with department heads email domain with GoDaddy.

- **Howard moved, Richard seconded, to approve. Motion carried 9-0.**

Internet motion to approve JAM Plumbing's proposal for the repairing the steam leaks on the waste heat boilers in the power plant.

- **7 internet votes were to approve. Votes were not received by Barbara Collins and Richard Orridge.**



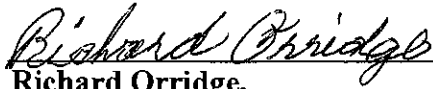
Internet motion to approve moving forward with the option of a single 200 ton chiller manufactured by York along with the in kind replacement of the cooling tower as recommended by HLZA.

- **7 internet votes were to approve. Vote was not received by Ben Rodriguez.**

*The meeting was called at 8:14 pm.*

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**Sanela Osmanovic,  
General Manager**

  
**Richard Orridge,  
Secretary**

Big Six Towers, Inc.  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: November 9, 2021**

**6:00 PM BOARD MEETING**

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PRESENT:

- Kevin Doyle
- Lorraine McAndrews
- Tom Haggerty
- Richard Orridge
- Barbara Collins
- Jerry LoMonte
- Maria Platis, Metro Management
- Melisa Zimonjic, Metro Management

ABSENT:

- Ben Rodriguez
- Jonathan Bocanumenth
- Howard Geary

GUEST:

- Timothy O'Brien, Big Six Towers, Inc.
  - Hasko Muric, Big Six Towers, Inc.
  - Michael T. Reilly, Norris McLaughlin
- 

Kevin Doyle called the **Board meeting** to order at 6:09PM.

The meeting began with a presentation from Hasko Muric, Big Six's Director of Operations. The presentation consisted of the critical trees that need to be pruned around Big Six property. Hasko expressed the goals were to remove dead branches, remove low hanging branches for increased clearances. Bartlett Tree Experts visited the property who did an assessment and provided us with a proposal. Hasko Muric continued to present another topic, which was the Lot 11 Parking Lights project, by adding brighter more sufficient lighting Hasko Muric and Tim O'Brien, Director of Protection Operations both hope it will lower the airbag and catalytic converter thefts Big Six has been experiencing. They also expressed that we plan to do the same lighting upgrades to the rest of the parking lots. It was stated that this project will be done by our Maintenance staff.

Tim O'Brien proceeded to present the Public Safety Organizational Chart to the Board. The Board proceeded with questions and suggestions. Tim announced that he will be conducting an ADA/Anti-sexual harassment, anti-racism training for Board of Directors and Building Representatives. With this announcement it was advised that a motion will be pending for a By Law to be amended that anyone who is to serve on the Board of Directors is to attend an ADA/Anti-sexual harassment class as well as sign a Confidentiality Agreement.

Michael Reilly presented a Legal Report to the Board.

The Board inquired about where Big Six Towers stands with the PPP Loan Forgiveness. Metro Management and Michael T. Reilly from Norris McLaughlin have been working with the previous Management Company, Douglas Elliman Property Management who initially filed for the Payroll Protection Program and we hope to receive a loan forgiveness.

October 12th, 2021, Board Meeting Minutes were reviewed and approved by all present Board Members.

It was stated that if Quorum has been met by Friday, November 12<sup>th</sup> an Organizational Meeting will be held on Monday, November 15<sup>th</sup> at 6PM.

1<sup>st</sup> motion was to have Big Six Towers Corporate Attorney file against the city's Department of Environmental Protection regarding Hurricane Ida flood damages sustained to the Big Six Property due to negligence of the sewers.

- **Doyle moved, LoMonte seconded, to approve. Motion carried 6-0.**

2<sup>nd</sup> motion was to move forward with Bartlett Tree Experts to begin the critical phase of tree pruning around the complex.

- **LoMonte moved, Lorraine seconded, to approve. Motion carried 6-0.**


3<sup>rd</sup> motion was to begin parking lot #11 lighting upgrades by our Maintenance staff.

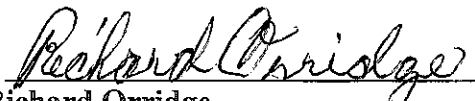
- **LoMonte moved, Lorraine seconded, to approve. 6-0.**

4<sup>th</sup> motion was that all former Board Members can choose to stay on their assigned committees.

- **Doyle moved, LoMonte seconded, to approve. Motion carried 6-0.**

*The meeting was called at 7:53pm.*

  
\_\_\_\_\_  
Maria Platis,  
General Manager

  
\_\_\_\_\_  
Richard Orridge,  
Secretary

Big Six Towers, Inc.  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: November 15th, 2022**

**6:00 PM BOARD MEETING**

---

PRESENT:

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

GUEST:

- Michael T. Reilly, Norris McLaughlin

ABSENT:

- John Gillooly
- 

Jerry LoMonte called the **Board Meeting** to order at 6:20PM.

The meeting began with approval of minutes.

October 18th, 2022, Board Meeting Minutes were reviewed and approved by all present Board Members.

Board Meeting proceeded with discussion about the Local Law 11 project. All members reviewed Rand's scope and budget proposal. The Board continued with a motion to include the following scope.

Motion was to accept the Tier 2 additional work as recommended by RAND Engineering in the amount of \$5,941,647 which includes balcony and railings.

- **J. LoMonte moved, M. Lisanti seconded, to approve. Motion carried 7-0.**

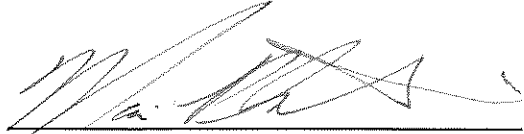
Mary Lisanti gave a Treasurer's report to the full Board regarding the Co-ops current financial situation.

A Legal Report was provided by Michael Reilly from Norris McLaughlin.

The Board showed interest in potentially obtaining a new exterminating company. Maria Platis brought forward to the Board a proposal from Metro Pest Control. The Board requested that Management get a few more different proposals from exterminating services.

An update about the Annual Elections was given to the Board. Quorum has still not been reached and voting will remain open until December 16<sup>th</sup>, 2022.

*The meeting was called at 8:28pm.*



**Maria Platis,  
General Manager**



**Jerry LoMonte,  
Vice President**

Big Six Towers, Inc.  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: November 15th, 2022**

**6:00 PM BOARD MEETING**

---

PRESENT:

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

GUEST:

- Michael T. Reilly, Norris McLaughlin

ABSENT:

- John Gillooly
- 

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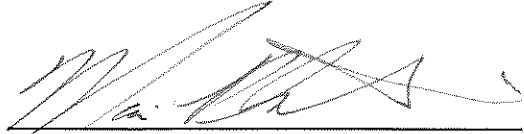
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**Maria Platis,  
General Manager**



**Jerry LoMonte,  
Vice President**

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

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: November 14th, 2023**

**6:00 PM BOARD MEETING**

---

PRESENT:

- Mary Lisanti
- John Gillooly
- Jonathan Bocanumenth
- Thomas Haggerty
- Barbara Collins
- Lorraine McAndrews
- Ernestine Williams
- Peter Nowik
- Maria Platis, Metro Management
- Melisa Zimonjic, Metro Management

ABSENT:

- Howard Geary

GUEST:

- Michael T. Reilly, Norris McLaughlin
- Neil Kaufman, Newman, Newman, & Kaufman

---

John Gillooly called the meeting to order at 6:09PM. The first part of the Board Meeting began as a closed session.

A Legal Report was presented by Michael Reilly. Michael discussed Big Six's commercial tenant, Planet Fitness. It's been advised that a rent demand has been sent to Planet Fitness. Planet Fitness has reached out to Norris McLaughlin's real estate litigation attorney, Sharyn Tritto and have requested to continue to pay 50% of the rent through May 2024 as the commercial tenant expects to open June 1, 2024. The tenant wants any money not paid to be waived. If this is acceptable then an agreement would have to say that any portion that was abated is due and owing upon a default. The Board requested a meeting be set with the Planet Fitness principals before any decision is to be made.

The Board Meeting went into an open session at 6:40PM via Zoom.

The next discussion was regarding the commercial tenant, New York City Community Bank. The Bank has submitted the terms for a lease renewal as their extension term is about to expire July 31, 2024. The lease renewal terms were shared with the Board and they have requested that Management request from the broker an analysis for fair market value.

Barbara Collins, Chair of the Election Committee, gave an update on the 2023 Board of Directors Elections. Barbara advised all that as of November 14, 2023, 52 votes are needed to reach quorum. Barbara reminded everyone tuned into the open Board Meeting that the deadline to vote is Tuesday, November 28<sup>th</sup> at 5PM. A suggestion was made by Mary Lisanti that a YouTube video can be done for next year's Board of Directors



Election demonstrating how to properly fill out an absentee ballot and vote. The Board agreed that this was an excellent idea. The YouTube link can be posted on the Big Six website.

The Board proceeded with approval of the October 2023 minutes and Special Meeting minutes.

Motion to accept the October 11, 2023 Board Meeting Minutes.

- **T. Haggerty moved, M. Lisanti seconded, to approve. Motion carried**  
**8-0-1 Howard Geary was unable to vote as he was absent for this Board Meeting.**

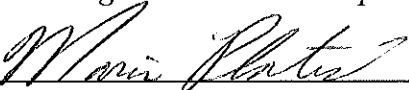
Motion to accept the October 18, 2023 Special Meeting Minutes.

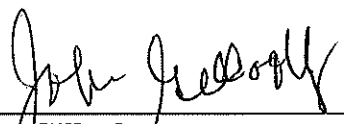
- **L. McAndrews moved, J. Bocanumenth seconded, to approve. Motion carried**  
**7-0-2 Howard Geary was unable to vote as he was absent for this Board Meeting and Barbara Collins was unable to vote as she did not attend this Special Meeting.**

The President's report was presented by John Gillooly. John advised all that a kickoff meeting has been set with Waldron, the Engineering Firm that was chosen for the Power Plant Con Ed Reconnection drawings and specifications. John mentioned that a site survey was to be done by Colliers that will include ground penetrating radar to identify subsurface utilities. Pink mappings will be visible on the concrete within the complex, residents should not be alarmed. John also briefly mentioned that the New York City Code requires the ability to provide electric vehicle charging stations at 40% of parking spaces by Jan 1, 2030.

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 was adjourned at 7:22pm. 15 participants joined the Zoom Webinar.

*The meeting was called at 7:22pm.*

  
\_\_\_\_\_  
**Maria Platis,**  
**General Manager**

  
\_\_\_\_\_  
**John Gillooly,**  
**Board President**

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF BOARD OF DIRECTORS**

**DATE: October 7, 2013 at 6:30 PM**

---

**PRESENT:** Joanne Burns, Lauren Kim, Jerry LoMonte , Lorraine McAndrews, Lou Messina, Kevin Doyle (arrived 6:38 PM) John McMorrow (arrived 6:40 PM) Stu Markowitz (arrived 7:00 PM)

**ATTENDING:** David Becker and Margaret Lowery, Douglas Elliman Property Management, Norma LoMonte and Anne Andrusko, Building Reps

**LOCATION:** 6:30 PM –Building 2 Community Room

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McAndrews called the meeting to order at 6:36 PM.

Norma LoMonte gave the building reps report.

Jerry LoMonte gave the Finance Committee report.

McAndrews gave the 50<sup>th</sup> Anniversary Committee report. The committee raised enough money to pay for the celebration and there was an estimated \$ 32,000.00 in net fundraising cash.

McMorrow gave the Building & Grounds Committee report. McMorrow requested \$ 300.00 for each of two Children's Parties, the Halloween party and the Holiday party. **Kim moved, Burns seconded, to fund these parties for \$ 600.00. Motion carried 7-0.**

The maintenance department needs a pressure washer in order to take better care of the shopping center concrete. **McMorrow moved, Doyle seconded, to authorize Management to purchase a pressure washer for up to \$ 7,500.00. Motion carried 7-0.**

Doyle moved, LoMonte seconded to allocate \$ 1,000.00 for new exterior holiday lights. **Doyle, Markowitz, Burns, LoMonte, McMorrow, McAndrews voted "Yes." Messina, Kim voted "No." Motion carried 6-2.**

McAndrews gave the NORC report.

Doyle gave the Public Safety committee report.

LoMonte moved, Burns seconded, to adopt the August and September minutes, and the executive session minutes for those months, with corrections. **Motion passed 7-0-1. Messina abstained as he was not present at either meeting.**

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: October 14, 2014**

---

**PRESENT:** Kevin Doyle, Jerry LoMonte, Angel Negron, Stu Markowitz, Howard Geary, Edwin Bennett, Elizabeth O’Hara, Barbara Collins, John McMorrow

**ABSENT:** N/A

**ATTENDING:** David Becker and Maria Platis, Douglas Elliman Property Management  
Norma LoMonte and Al Marton, Building Reps Program  
Donna Martinez, Playground Committee

---

Meeting convened at 7:00 P.M.

**Building Reps Report:** Norma reported

**Committee Reports:** **Power Plant Committee:** Markowitz reported

**Buildings & Grounds Committee:** McMorrow reported

**Public Safety Committee:** Doyle reported

**Playground Committee:** Donna reported

**Children’s Committee:** O’Hara reported

**NORC Committee:** O’Hara reported; Norma discussed Silver Sneakers

**Finance Committee:** LoMonte reported

**Election Committee:** Doyle reported

**Ongoing Projects:** Becker answered questions on distributed projects report

**Motion was made by O’Hara:** To accept the September 2014 Minutes.

**Seconded by LoMonte. Doyle, Markowitz, O’Hara, Bennett, LoMonte voted “Yes”. Geary Negron, Collins, McMarrow abstained. Motion carried 5-0-4.**

**Discussion:**

- Collins discussed disposal of electronic equipment.
- Markowitz suggested and Motioned that an e-mail be set up for the Board to access for communication with shareholders and he later withdrew his Motion, after discussion.
- Annual Meeting: Doyle spoke about bus arrangements and lockbox information
- Spare engine block: Becker reported.

**Motion was made by Markowitz:** To buy spare engine block.

**Seconded by McMorrow. Motion carried unanimously, 9-0.**

- Intercom System Bids: Doyle reported. Arrangement for presentations to the Board will be set up from the vendors that presented bids.
- Decorations: building reps to coordinate this for their respective building.
- Rat problem: Doyle reported that he received written communication for the city that they are looking into the matter.
- Speed bump on 47<sup>th</sup> Avenue: Doyle reported that the installation was approved.
- McMorrow encouraged shareholders to attend meeting on October 29, 2014 with questions for CM Van Bramer on discretionary funding for the district.

Regular meeting adjourned at 8:49 P.M.

Executive meeting commenced at 8:51 P.M.

Meeting adjourned at 9:06 P.M.

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David Becker, General Manager

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Howard Geary, Secretary

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF BOARD OF DIRECTORS MEETING**

**DATE: October 13, 2015 at 6:30 PM**

---

**PRESENT:** Kevin Doyle, Janet Kregler, John McMorrow, Howard Geary, Stu Markowitz,  
Anne Andrusko, Anna Anzueta.

**ABSENT:** Elizabeth O'Hara

**ATTENDING:** David Becker and Penny Rund, Douglas Elliman Property Management  
Norma LoMonte, Anna-Marie Canevari, Dennis McDermott, Bill Kregler,,  
Edna Semon, Building Reps.

**GUEST:** Jerry LoMonte

**LOCATION:** Building 2 Community Room

---

Doyle called the meeting to order at 6:40 PM.

Jerry LoMonte gave a special report on co-op issues discussed at a recent Coordinating Council of Cooperatives (CCC) meeting.

**Doyle moved, McMorrow seconded, for Big Six to host the May 2016 CCC meeting. Motion passed 7-0.**

Norma LoMonte, Anna-Marie Canevari, and Bill Kregler gave Building Rep reports. Janet Kregler gave the Children's Committee report.

**Doyle moved, Anzueta seconded, to approve the September 2015 minutes. Motion passed 7-0.**

McMorrow reported on courses being offered at Baruch College by the Council of New York Cooperatives and Condominiums (CNYC). Board members and Building Reps were encouraged to sign up for these courses.

The board went into executive session at 8:30 PM.

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**David Becker, General Manager**

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**Elizabeth O'Hara, Secretary**



**Big Six Towers, Inc.**  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: October 10, 2017**

**6:00 PM, Building 2 Community Room**

---

**PRESENT:** Kevin Doyle, Thomas Haggerty, Richard Orridge, Jerry LoMonte, Anne Andrusko, Andrew Sawicki.

**ABSENT:** Howard Geary

**ATTENDING:** David Becker and Tama Francis, Douglas Elliman Property Management  
Building Representatives: Norma LoMonte, Al Marton, Edna Semon, Anna-Marie Canevari

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The meeting was called to order at 6:15.

The board recognized the past service of Anne Andrusko, who has been a board member as well as an officer.

The board reiterated that it does not withhold information regarding resignations or removal of Directors.

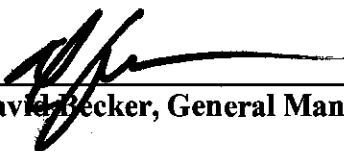
**Bennett moved, LoMonte seconded, to enjoin the publisher of the informal organ known as the Big Six Inquirer from using the name Big Six. Counsel is already taking steps to copyright that name and other similar ones. Motion passed, 7-0.**

Doyle gave the election committee report. There were no other committee reports.

**Doyle moved, LoMonte seconded, to state the smoking policy as follows: "Big Six Towers fully adheres to current NYC smoking laws, which includes but is not limited to banning smoking in common areas, corridors, laundry rooms, stairwells, and elevators. Shareholders are requested to be mindful of the health and privacy concerns of their neighbors." Motion passed 7-0.**

**LoMonte moved, Andrusko seconded, to accept September minutes with typos corrected. Motion passed 7-0.**

Meeting adjourned at 8:10 PM.

  
\_\_\_\_\_  
David Becker, General Manager

  
\_\_\_\_\_  
Jerome LoMonte, Secretary

AS APPROVED BY SHAREHOLDER VOTE IN THE 2015 ELECTION, PLEASE MAKE THE FOLLOWING CORRECTION TO YOUR COPY OF THE BY-LAWS: ARTICLE 3, SECTION 8 IS STRICKEN FROM THE BY-LAWS.

Big Six Towers, Inc.  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: October 9, 2018**

**6:00 PM, Building 2 Community Room**

**PRESENT:** Kevin Doyle, Thomas Haggerty, Richard Orridge, Jerry LoMonte, John Gillooly, Andrew Sawicki, Jonathan Bocamunenth, Barbara Collins (arrived 6:30 PM), Edwin Bennett.

**ATTENDING:** David Becker, Douglas Elliman Property Management

Doyle Called the meeting to order at 6:00 PM.

The board discussed a dispute with DEP regarding water billing.

**Doyle moved, Sawicki seconded, to direct Management and other professionals to notify the Board as soon as possible of any significant claims made against the corporation.**

**Motion passed 8-0 (Collins not yet present).**

**Gillooly moved, Bocamunenth seconded, to reject the bulk package offered by RCN at the September board meeting. Motion passed, 9-0.**

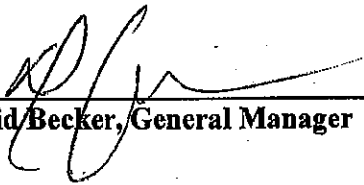
**Gillooly moved, Bocamunenth seconded, to approve the September minutes with typographical corrections.. motion passed 9-0.**

Doyle expressed his gratitude to the Building Reps, as his term is expiring.

Norma LoMonte gave the Building Reps report.

Doyle gave the Public Safety Committee report. There were no other committee reports.

Meeting adjourned at 8:15 PM.

  
\_\_\_\_\_  
David Becker, General Manager

  
\_\_\_\_\_  
John Gillooly, Secretary



**Big Six Towers, Inc.**  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: October 8, 2019**

**6:00 PM, Building 2 Community Room**

---

**PRESENT:** Howard Geary, , Thomas Haggerty, Jerome LoMonte, , Richard Orridge, Ben Rodriguez,  
Andrew Sawicki, John Gillooly.  
**ABSENT:** Jonathan Bocanumenth, Barbara Collins  
**ATTENDING:** David Becker, Douglas Elliman Property Management

---

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

**Geary moved, Orridge seconded, to accept the September minutes. Motion passed 6-0-1. Sawicki abstained as he was not present at the meeting.**

Gillooly talked about having a future meeting with CM Van Bramer regarding the effects of LL 38 on Big Six.

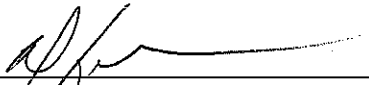
Gillooly brought up the establishment of s permanent capital projects committee. The co-op has several significant capital obligations that will take several years to complete. The board discussed what sort of structure such a committee might have. Haggerty suggested that it also function as a sort of political action entity, to maintain working relationships with local and state politicians. The committee would also work closely with the Builgins & Grounds and Finance Committees.

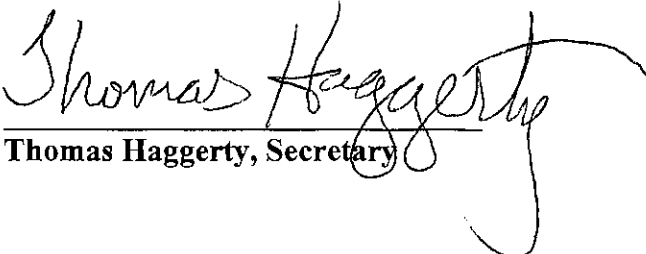
The board discussed ensuring timely responses from Nouveau Elevator.

The co-gen plant temporary ventilation work is progressing.

**Sawicki moved, Orridge seconded, to require all incoming shareholders to sign up for One Call Now notices. Motion passed 7-0.**

Becker was excused from the meeting at 6:45.

  
\_\_\_\_\_  
David Becker, General Manager

  
\_\_\_\_\_  
Thomas Haggerty, Secretary

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: October 13, 2020**

**6:00 PM BOARD MEETING**

---

**PRESENT:**

- **Kevin Doyle**
- **Howard Geary**
- **Thomas Haggerty**
- **John Gillooly**
- **Richard Orridge**
- **Barbara Collins**
- **Jonathan Bocanumenth**
- **Ben Rodriguez**
- **Michael Olech, Big Six Towers, Inc.**
- **Sanela Osmanovic, DEPM**
- **Brendan Keany, DEPM**
- **Michael T. Reilly, Noris McLaughlin**
- **Dan Weeden,**
- **Jon Colatrella, HLZA**

**ABSENT:**

- **Jerome LoMonte**

---

Kevin Doyle called the Board meeting to order at 6:03pm.

Local Law 152 - Gas meter room piping replacement presentation given by Jon Colatrella of HLZA. The Board approved unanimously to move forward with the work proposed.

Jon Colatrella also discussed submitting a proposal to the Board for a feasibility study for a new chiller and cooling tower. It was agreed that the proposal would be circulated via email and be followed by an internet vote.

Dan Weeden presented the findings of his preliminary Power Plant study. He recommends the Board moves forward with phase 1 of a Power Plant upgrade study with The Steam Experts.

September 8, 2020 Board Meeting Minutes were reviewed and approved by all present Board Members.

A Legal Report was given by Michael Reilly.

The Board was provided with an updated schedule for the engine controller upgrade project.

5<sup>th</sup> motion was to approve the purchase of two new containers.

- **Gillooly moved, Orridge seconded, to approve. Motion carried 8-0.**

6<sup>th</sup> motion was to approve charging back outgoing shareholders for expenses incurred in bulk removal.

- **Doyle moved, Gillooly seconded, to approve. Motion carried 8-0.**

7<sup>th</sup> motion was to approve wage increases for Felipe Mateo and Timothy O'Brien along with mobile charges incurred by Department Heads.

- **Orridge moved, Collins seconded, to approve. Motion carried 8-0.**

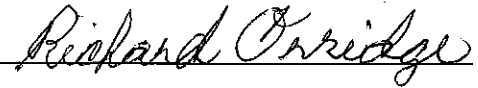
8<sup>th</sup> motion was to approve Towers Play-N-Learn lease terms.

- **Doyle moved, Gillooly seconded, to approve. Motion carried 8-0**

*The meeting was called at 8:19 pm.*

---

**Sanela Osmanovic,  
Temporary Assistant Property Manager**



**Richard Orridge, Secretary**

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: October 12, 2021**

**6:00 PM BOARD MEETING**

---

PRESENT:

- **Kevin Doyle**
- **Lorraine McAndrews**
- **Richard Orridge**
- **Barbara Collins**
- **Ben Rodriguez**
- **Jerry LoMonte**
- **Jonathan Bocanumenth**
- **Howard Geary**
- **Maria Platis, Metro Management**
- **Melisa Zimonjic, Metro Management**

ABSENT:

- **Thomas Haggerty**

GUEST:

- **Michael Reilly, Norris McLaughlin**
- **Michael J. McMahon, IDIHI LLC**
- **Julie Won, Politician District 26 *\*Attended 12PM meeting\****

---

An earlier meeting was held on Tuesday, October 12<sup>th</sup> at 12PM with Julie Won who is the democratic nominee for the 26<sup>th</sup> district of the New York City Council. Management was present as well as members of the Board. The Board expressed to Julie Won the Big Six needs and concerns. Meeting ended at 1PM.

Kevin Doyle called the **Board meeting** to order at 6:09PM.

The meeting began with a presentation by Michael J. McMahon, Chief Engineer, of IDIHI LLC. After a thorough review of our boiler system by Michael, he presented important information to the Board regarding our current boiler plant system that sustained damages during Hurricane Ida. The Board showed interest in using Michael McMahon as an owner's rep to focus on the boiler.

Moving forward Management gave the Board an update on the Temp Rental Boiler that's been placed behind building 3 which is 59-55 47<sup>th</sup> Avenue, Woodside NY 11377 to provide heat for the upcoming heating season.

Michael Reilly presented a Legal Report to the Board.

The Board proceeded with motions.

September 14th, 2021, Board Meeting Minutes were reviewed and approved by all present Board Members.

1<sup>st</sup> motion was to have Howard L. Zimmerman Architects & Engineers DPC prepare the RFP 'Request for Proposal' for the boiler plant system.

- **Doyle moved, Orridge seconded, to approve. Motion carried 7-0 Barbara Collins abstained from voting.**

2<sup>nd</sup> motion was to hire Michael J. McMahon as an Owners Rep for the Boiler Plant System, contingent upon price.

- **Doyle moved, Howard seconded, to approve. Motion carried 8-0.**

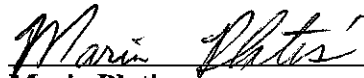
3<sup>rd</sup> motion was to request a feasibility study on joining parking lots 2 and 3 to add additional parking spots for shareholders.

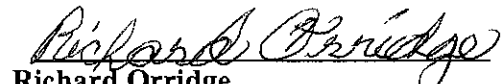
- **Doyle moved, LoMonte seconded, to approve. Motion carried 6-2 with Howard Geary and Jonathan Bocanumenth not in approval.**

4<sup>th</sup> motion was to accept the Labor Foley Block.

- **Doyle moved, LoMonte seconded, to approve. Motion carried 8-0.**

*The meeting was called at 8:56pm.*

  
\_\_\_\_\_  
Maria Platis,  
General Manager

  
\_\_\_\_\_  
Richard Orridge,  
Secretary

Big Six Towers, Inc.  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: October 18th, 2022**

**6:00 PM BOARD MEETING**

---

PRESENT:

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

GUEST:

- Michael T. Reilly, Norris McLaughlin
  - Dan Weeden, Eneractive Consulting, Big Six Owner's Representative for Power Plant
- 

John Gillooly called the **Board Meeting** to order at 6:20PM.

The meeting began with approval of minutes.

September 20, 2022, Board Meeting Minutes were reviewed and approved by all present Board Members.

Board Meeting proceeded with a presentation by Dan Weeden regarding the Power Plant Repowering Study.

Motion was to have Dan Weeden begin the RFP and put out to bid the Con-Ed Electrical Engineering portion.

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

Peter Nowik gave a real estate committee update to the Board.

Motion was to purchase advertising on all standard commercial websites such as Loopnet, Co-Star, Craigslist, and Crexi at a minimum of 9 months for at least average price per sq foot.

- **P. Nowik moved, M. Lisanti seconded, to approve. Motion carried 8-0.**

The Board selected a date for a Special Meeting regarding the House Rules proposed changes.

Management brought forward to the Board landscaping proposals from Damici, Fiorini, QG Floral + Landscape and Cambridge.

Motion was to move forward with Fiorini.

- **R. Orridge moved, J. Gillooly seconded, to approve. Motion carried 8-0.**

Moving forward with the meeting, Management advised the Board that the loading deck by Key Food needs black top resurfacing and concrete work. Three proposals were brought forward to the Board. Proposals were received by Scorpio General Contracting, AMES Construction and Preldakaj Construction.

Motion was made to award Scorpio General Contracting with the work by the Key Food loading dock.

- **J. Gillooly moved, J. LoMonte seconded, to approve. Motion carried 7-1 with Peter Nowik not in approval.**

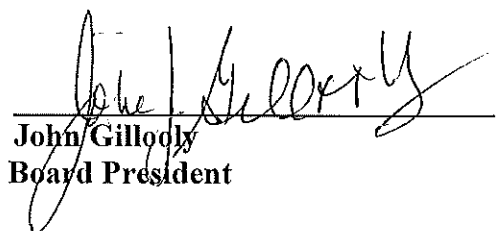
Management advised the full Board that soon bike room clean up in each building will commence. Notices to follow.

General Manager, Maria Platis reminded everyone of the upcoming Maintenance Increase meetings scheduled on November 9<sup>th</sup> and November 16<sup>th</sup>.

*The meeting was adjourned at 8:33pm.*



**Maria Platis**  
**General Manager**



**John Gillooly**  
**Board President**

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

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: October 11th, 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**
  - **Neil Kaufman, Newman, Newman, & Kaufman**
- 

John Gillooly called the **Open Board Meeting** to order at 6:18PM.

The meeting opened up as an Open Board Meeting to all residents at Big Six Towers. The Board meeting began with approval of the September 2023 minutes, after review Peter Nowik requested a change be made to a motion.

Motion to accept the September 12, 2023 Board Meeting Minutes.

- **L. McAndrews moved, H. Geary seconded, to approve. Motion carried 9-0.**

The President's report was presented by John Gillooly. John discussed the concrete repairs that were done by the Shopping Center and Building 4 (59-40 Queens Blvd). He advised everyone that this work needed to be completed in order to be in compliance with Big Six's insurance company. John advised everyone who was logged into the webinar that Waldron Engineering was chosen for the Power Plant Con Ed Reconnection drawings and specifications. Management is working with Waldron to schedule its first kick off meeting. John also briefly mentioned the parking lot burglaries that have been occurring and encouraged everyone to be vigilant around the parking lots.

Barbara Collins, Chair of the Election Committee, gave an update on the 2023 Board of Directors Elections. Barbara advised all that as of October 11, 2023, 150 votes have been received by the Election Company. Barbara advised all that if anyone did not receive a ballot or misplaced a ballot to call the Election Company for a replacement. Barbara mentioned the Meet the Candidates event and reminded all of the date and time.



Mary Lisanti, presented a Treasurers Report. The Power Point presentation was shared with all Board Members and all residents tuned in to the webinar. The presentation outlined the Finance Committee recommendations and the current financial status of the Co-Op. Mary Lisanti's presentation can be found on the Big Six Towers website that outlines everything discussed.

Maria Platis presented a General Manager's report. Maria gave an update on the Bike Rooms and advised everyone of an anticipated completion date by October 23<sup>rd</sup>, 2023. Management and the Board discussed a registration fee charge. The following discussion proceeds with a motion.

Motion is to charge a registration fee per bike annually in the amount of \$12.00. This fee is non-refundable and will not be prorated.

- **P. Nowik moved, J. Bocanumenth seconded, to Approve. Motion carried. 8-1 with Thomas Haggerty 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 executive session at 7:02pm. 20 participants joined the Zoom Webinar.

Maria Platis gave the Board an update on Big Six's commercial tenant, the Shoe Repair Shop. Maria advised all that the tenant would not like to move forward with extending his occupancy for only six (6) months and wishes to surrender his space. Management advised the Board that they will discuss with the Commercial tenant regarding next steps for surrender.

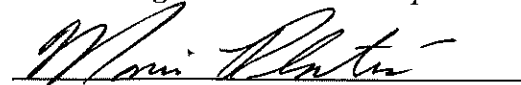
A Legal Report was presented by Michael Reilly. Michael Reilly discussed funding options Big Six is currently looking at it. Furthermore, Michael gave an update on the commercial tenant, Planet Fitness, he advised the Board that a rent demand has been sent to Planet Fitness.

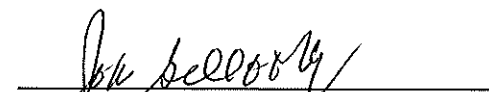
Neil Kaufman from Newman, Newman, & Kaufman presented to the Board the June 30, 2023 and 2022 Audited Financials. Neil outlined Big Six's biggest expense, which is fuel. It was recommended that Big Six explore doing a fuel surcharge to help with the fuel expenses that Big Six is still struggling to make payments for. Neil continued to present the financial position of the Corporation. The same presentation was scheduled to be held with all the residents of Big Six Towers on October 12<sup>th</sup>, 2023 during two different time slots.

Motion is to have the Big Six Towers Accounting Firm, Newman, Newman, & Kaufman draft the calculations for a potential fuel surcharge.

- **T. Haggerty moved, H. Geary seconded, to Approve. Motion carried. 9-0.**

*The meeting was called at 8:55pm.*

  
\_\_\_\_\_  
Maria Platis,  
General Manager

  
\_\_\_\_\_  
John Gillooly,  
Board President

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

**MINUTES OF BOARD OF DIRECTORS SPECIAL MEETING**

**DATE: October 18, 2023 at 6:30 PM**

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**PRESENT:** John Gillooly, Tom Haggerty, Mary Lisanti, Howard Geary, Ernestine Williams,  
Peter Nowik, Jonathan Bocanumenth,

**ABSENT:** Barbara Collins

**ATTENDED:** Maria Platis, Metro Management Development

**LOCATION:** 6:30 P.M. Building 2 Community Room

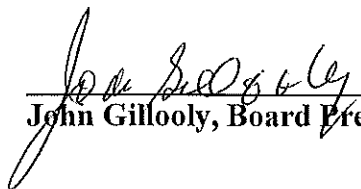
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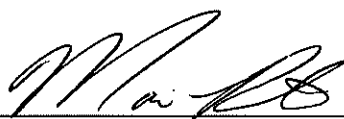
Howard Geary moved to impose a fuel surcharge for the variance of fuel outlined in the most recent audited financials (June 30, 2022 to June 30, 2023 financials) of \$547,682 to be collected over a 4-month period due to the increased fuel costs. No one seconded the motion. Motion failed.

Tom Haggerty moved to impose a fuel surcharge for the variance of fuel outlined in the most recent audited financials (June 30, 2022 to June 30, 2023 financials) of \$547,682 to be collected over a 6-month period due to the increased fuel costs. John Gillooly seconded the motion. John Gillooly, Mary Lisanti, Howard Geary, Lorraine McAndrews, John Bocanumenth and Tom Haggerty voted for the motion. Peter Nowik and Ernestine Williams not in approval. Barbara Collins was absent for this meeting. **Motion passed 6-2-0.**

The meeting was adjourned at 8:26 PM.

**Date of Approval** 10/14/23

  
\_\_\_\_\_  
**John Gillooly, Board President**

  
\_\_\_\_\_  
**Maria Platis, General Manager**

Big Six Towers, Inc.  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

**MINUTES OF BOARD OF DIRECTORS**

**DATE: September 10, 2013 at 6:30 PM**

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**PRESENT:** Joanne Burns, Lauren Kim, Jerry LoMonte, Stu Markowitz, Lorraine McAndrews, John McMorrow, Kevin Doyle

**ABSENT:** Lou Messina

**ATTENDING:** David Becker, Margaret Lowery, and Larry Vitelli, Douglas Elliman Property Management

**LOCATION:** 6:30 PM –NORC Community Room

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An executive session was held with Dean Roberts of Norris, McLaughlin & Norris before the regular board meeting.

The meeting was called to order by McAndrews at 8:55 PM.

Because of the executive session, the Building Reps did not attend the board meeting.

Markowitz moved, LoMonte seconded to have Becker accept the low bid for removal of the tree in front of Bldg 7. **Motion carried, 7-0.**

LoMonte moved, Markowitz seconded to obtain additional pricing for the other boilers from Controlled Combustion and Hercules Welding. **Motion carried, 7-0.**

LoMonte moved, Burns seconded to engage Honest Ballot Association for the annual meeting election. Markowitz, LoMonte, Doyle, McMorrow, Burns voted "Yes." Kim, McAndrews voted "No.". **Motion carried, 5-2.**

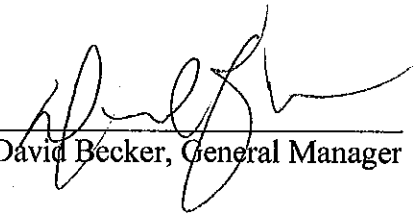
McAndrews moved, Markowitz seconded to add machine voting to the HBA proposal. McAndrews, Kim, McMorrow, Doyle, Markowitz voted "Yes." LoMonte, Burns, voted "No." **Motion carried, 5-2.**

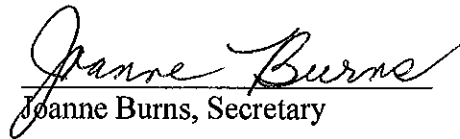
McAndrews moved, Kim seconded, to change the language in section 1 of the proposed amendments to the By-Laws to reflect leaving office for any reason. **Motion carried 7-0.**

McAndrews moved, Kim seconded to include paragraph C, section 11 to the proposed amendments to the bylaws. **Motion carried 7-0.**

McAndrews moved, Kim seconded to adopt the proposed amendments to the bylaws as prepared by the board. **Motion carried 7-0.**

The board was informed that Harry Papazian has resigned from the board. His resignation was submitted and received by the board on August 19<sup>th</sup>..

  
\_\_\_\_\_  
David Becker, General Manager

  
\_\_\_\_\_  
Joanne Burns, Secretary

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: September 9, 2014**

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**PRESENT:** Kevin Doyle, Jerry LoMonte, Angel Negron, Stu Markowitz, Howard Geary, Edwin Bennett, Elizabeth O'Hara

**ABSENT:** Barbara Collins, John McMorrow

**ATTENDING:** David Becker and Maria Platis, Douglas Elliman Property Management  
Norma LoMonte and Al Marton, Building Reps Program

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Meeting convened at 6:30 P.M.

One Call Message System Presentation: overview of mass communication system and demonstration provided by company representative, Janelle Lott.

New Assistant Property Manager, Maria Platis, was introduced. She reviewed her management experience.

Norma gave the Building Reps Report. She reported on the walk-through of the laundry rooms with vendor, Hercules. Items that need to be remedied were discussed and a follow-up walk-through will be scheduled in another week with the vendor. O'Hara passed along complaints and comments regarding storage of personal items in hallways and near stairwells, along with complaints of rubbish left in hallways. Management will re-distribute a general memo to residents regarding this, at the direction of the Board.

**Motion made by Bennett:** That Management place a notice on any private display that appears in a public area stating that if not removed in two (2) days, it will be removed.

**Amended by Doyle:** give seven (7) days notice

**Further amended by Geary** to include the verbiage: any display that is not approved by the Board of Directors or Management.

**Seconded by Markowitz. Motion carried unanimously, 7-0.**

Markowitz gave the Power Plant Committee report.

LoMonte gave the Finance Committee Report.

O'Hara gave the Elections Committee Report. Shareholders have been notified and moving forward, the Committee will work with Platis to review time line and procedures.

Meeting with new shareholders to explain the importance of voting was set for October 1, 2014.

O'Hara gave the Children's Committee Report. The Committee would like one more flea market in the form of a pumpkin patch for the children. Board unanimously gave approval and the date for the event is set for October 18, 2014.

The Board approved Halloween decorations for the lobbies. The Children's Committee will coordinate the collection of Halloween candies for distribution in the lobbies.

O'Hara gave the NORC Committee report. Their auction day is set for December 7, 2014.

Doyle gave the Public Safety Report. New parking stickers have been ordered, which will provide additional anonymity to shareholders. Shareholders may continue to use their current stickers, if they choose, or replace them with the new ones. All shareholders will have thirty (30) days to comply with affixing the parking stickers to their registered vehicles, using either the old or new stickers. Going forward, only the new stickers will be issued. **By 10/31/2014, all vehicles must display a sticker.**

Becker reported on the ongoing projects.

**Motion was made by Markowitz:** To accept the August 2014 Minutes.

**Seconded by Bennett. Doyle, LoMonte, Markowitz, Geary, Bennett voted "Yes". O'Hara and Negrón abstained as they were absent from the meeting. Motion carried 5-0-2.**

**Motion made by Doyle:** That the Board approve the By-Law Amendment Proposal.

**Seconded by LoMonte, Motion carried unanimously, 7-0.**

By-Law Amendment from Dean Roberts reviewed. The Board approved to send Bennett's verbiage to HPD for review and consideration.

Hallway Painting Bids were reviewed.

Negrón departed at 9:05 P.M.

OneCallNow review and discussion:

**Motion made by LoMonte:** To approve OneCallNow communication system, pending a test period and cancellation clause.

**Seconded by Bennett. Motion carried unanimously, 6-0.**

Meeting adjourned at 9:09 P.M.

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David Becker, General Manager

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Howard Geary, Secretary

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF BOARD OF DIRECTORS MEETING**

**DATE: September 15, 2015 at 6:00 PM**

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**PRESENT:** Kevin Doyle, Janet Kregler, John McMorrow, Howard Geary, Elizabeth O'Hara, Stu Markowitz, Anne Andrusko, Anna Anzueta.

**ATTENDING:** David Becker and Penny Rund, Douglas Elliman Property Management  
Norma LoMonte, Al Marton, Dennis McDermott, Holly Van Wallendael, .  
Building Reps

**GUESTS:** Barna Akkas, CM Van Bramer's office, Miguel Quezada, Key Foods

**LOCATION:** Building 2 Community Room

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At 6:00 PM, Ms. Akkas of the Council Member's office discussed this year's discretionary funding program. CM Van Bramer will be appearing at Big Six on September 24 to talk about the program with shareholders and constituents.

Mr. Quezada described the Key Foods supermarket upgrades. It appears likely that the renovations will be conducted without the necessity of having to close the store.

The regular meeting was called to order by Board President Doyle at 7:00 PM.

The board heard the following committee reports:

**Children's Committee:** Kregler stated that the "Pumpkin Patch" fall flea market will be held October 17. Halloween activities will take place the afternoon of October 31.

**Public Safety:** Doyle reported on the status of the Public Safety vehicle, which was damaged in an accident. Becker is coordinating the insurance settlement and repairs.

**Election Committee:** O'Hara reported that candidates' statements will be reviewed by management after the 4:00 PM submission deadline on September 17, and that the committee will review the proxy before it is printed by the election company.

**Move-In/Move-Out Committee:** McMorrow and O'Hara reported on delivery policies to be implemented and enforced.

**Power Plant Committee:** Markowitz discussed upcoming ventilation improvement work needed in the power plant.

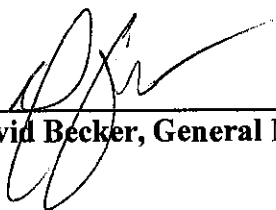
**Finance Committee:** Geary gave an overview of the co-op's healthy fiscal position.

Norma LoMonte, Al Marton, Holly Van Wallendael, and Dennis McDermott gave reports on behalf of the Building Reps.

McMorrow moved, Geary seconded, to approve the August 2015 minutes. Doyle, Kregler, Anzueta, Andrusko, Geary, McMorrow, O'Hara voted "yes." Markowitz abstained as he was not at the meeting. Motion carried 7-0-1.

Kregler moved, Geary seconded, to offer paid parking spaces on the shopping center roof to shareholders on the waiting list. These shareholders will be able to retain their place on the waiting list if they have an existing preference. Doyle, Geary, Kregler, Markowitz, O'Hara, Andrusko, Anzueta voted "yes." McMorrow voted "no." Motion carried 7-1.

The meeting adjourned at 9:30 PM



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David Becker, General Manager



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Elizabeth O'Hara, Secretary



Big Six Towers, Inc.  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: September 13, 2017**

**6:00 PM, Building 2 Community Room**

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**PRESENT:** Kevin Doyle, Thomas Haggerty, Howard Geary, Richard Orridge, Jerry LoMonte, Anne Andrusko, Andrew Sawicki.

**ATTENDING:** David Becker and Tama Francis, Douglas Elliman Property Management  
Building Representatives: Norma LoMonte and Al Marton

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The meeting was called to order at 6:15.

**Orridge moved, Sawicki seconded, to approve the August minutes with certain language attached. Motion carried 8-0.**

**Bennett moved, Doyle seconded, to direct counsel to draft a letter informing shareholders that vandalizing or destroying Big Six property, including approved postings, will result in a charge added to their account to include all related costs including counsel fees. Failure to pay such costs will result in the shareholder being considered to be not in good standing. Motion carried 8-0.**

**Doyle moved, Orridge seconded, to allow board votes to be taken by email. Geary voted "no" Motion carried, 7-1.**

**LoMonte moved to obtain new snow removal equipment. Orridge seconded, motion carried 8-0.**

  
\_\_\_\_\_  
David Becker, General Manager

  
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Jerome LoMonte, Secretary

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: September 12, 2018**

**6:00 PM, Building 2 Community Room**

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**PRESENT:** Kevin Doyle, Thomas Haggerty, Richard Orridge, Jerry LoMonte, John Gillooly, Andrew Sawicki, Jonathan Bocamuneth, Barbara Collins (arrived 7:00 PM), Edwin Bennett.

**ATTENDING:** David Becker and Tama Francis, Douglas Elliman Property Management

**GUEST:** Beverly Adlam and Zareef Lateef, RCN

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Doyle Called the meeting to order at 6:00 PM.

Ms. Adlam and Mr. Lateef presented information about a bulk cable/internet package for Big Six shareholders. A revised version of their proposal will be presented to the board in October.

**LoMonte moved, Gillooly seconded, to post an endorsement of Assembly Member Barnwell on Big Six letterhead. Motion passed 8-0 (Collins not yet present)**

**Doyle moved, Sawicki seconded, to place the following preamble into the House Rules: "That violation of the House Rules will result in appropriate penalties up to and including eviction proceedings." Motion passed 8-0 (Collins not yet present).**

**Doyle moved, Sawicki seconded, to add the following House Rule: "All shareholders must carry homeowners' insurance." Motion passed 8-1. (Collins voted No).**

**Doyle moved, Sawicki seconded, to add the following House Rule: "Shareholders who cause Big Six Towers to engage its' attorneys will be responsible for the resultant legal fees." Motion passed 8-1 (Collins voted No).**

**Sawicki moved, Gillooly seconded, to place the proposed By-Law amendment regarding smoking to be placed on the 2018 ballot. Motion passed 9-0.**

**Doyle moved, Sawicki seconded, to engage an egage an Electrical Engineer to assess the power plant. Motion passed motion passed 9-0.**

Norma LoMonte gave the Building Reps report.

Meeting adjourned at 8:15 PM.

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**David Becker, General Manager**

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**John Gillooly, Secretary**

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: September 10, 2019**

**6:00 PM, Building 2 Community Room**

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**PRESENT:** Howard Geary, , Thomas Haggerty, Jerome LoMonte, , Richard Orridge,  
Ben Rodriguez, Andrew Sawicki, John Gillooly.  
**ABSENT:** Jonathan Bocanumenth, Barbara Collins  
**ATTENDING:** David Becker, Douglas Elliman Property Management

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

**Geary moved, Orridge seconded, to accept the September minutes. Motion passed 6-0-1. Sawicki abstained as he was not present at the meeting.**

Gillooly talked about having a future meeting with CM Van Bramer regarding the effects of LL 38 on Big Six.

Gillooly brought up the establishment of s permanent capital projects committee. The co-op has several significant capital obligations that will take several years to complete. The board discussed what sort of structure such a committee might have. Haggerty suggested that it also function as a sort of political action entity, to maintain working relationships with local and state politicians.

**Sawicki moved, Orridge seconded, to require all incoming shareholders to sign up for One Call Now notices. Motion passed 7-0.**

Becker was excused from the meeting at 6:45.

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**David Becker, General Manager**

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**Thomas Haggerty, Secretary**

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: September 10, 2019**

**6:00 PM, Building 2 Community Room**

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**PRESENT:** Howard Geary, , Thomas Haggerty, Jerome LoMonte, , Richard Orridge,  
Ben Rodriguez, Andrew Sawicki, John Gillooly.  
**ABSENT:** Jonathan Bocanumenth, Barbara Collins  
**ATTENDING:** David Becker, Douglas Elliman Property Management

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

**Geary moved, Orridge seconded, to accept the September minutes. Motion passed 6-0-1. Sawicki abstained as he was not present at the meeting.**

Gillooly talked about having a future meeting with CM Van Bramer regarding the effects of LL 38 on Big Six.

Gillooly brought up the establishment of s permanent capital projects committee. The co-op has several significant capital obligations that will take several years to complete. The board discussed what sort of structure such a committee might have. Haggerty suggested that it also function as a sort of political action entity, to maintain working relationships with local and state politicians.

**Sawicki moved, Orridge seconded, to require all incoming shareholders to sign up for One Call Now notices. Motion passed 7-0.**

Becker was excused from the meeting at 6:45.

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**David Becker, General Manager**

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**Thomas Haggerty, Secretary**

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: September 10, 2019**

**6:00 PM, Building 2 Community Room**

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**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

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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.

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**David Becker, General Manager**

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**Thomas Haggerty, Secretary**

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: September 8, 2020**

**6:00 PM BOARD MEETING**

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**PRESENT:**

- **Kevin Doyle**
- **Howard Geary**
- **Thomas Haggerty**
- **John Gillooly**
- **Jerome LoMonte**
- **Richard Orridge**
- **Barbara Collins**
- **Jonathan Bocanumenth**
- **Ben Rodriguez**
- **Sanela Osmanovic, DEPM**
- **Brendan Keany, DEPM**
- **Michael T. Reilly, Noris McLaughlin**

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Kevin Doyle called the Board meeting to order at 6:08pm.

August 11, 2020 Board Meeting Minutes were reviewed and approved by all present Board Members, not including Richard Orridge or Jonathan Bocanumenth, as they arrived late.

A Legal Report was given by Michael Reilly that included an update on the Big Six Fitness space surrender and Annual Meeting documents/plan approval by HPD.

Elevator MOD and CAT1 & CAT5 test witnessing proposals provided by VDA were reviewed and discussed. The Board agreed to move forward with Phase I of the Elevator MOD proposals along with the CAT1/CAT5 test witnessing proposal.

The Board discussed tree pruning that was performed by Bartlett in response to most recent storm.

The Board was informed of new email domain registration, @bst.coop. Big Six Management and Big Six Department Heads will start using newly registered Big Six email addresses to provide uniformity among staff.

The Board reviewed proposal for the replacement of the chiller, which is recommended to be done before the next cooling season.

An update was given to the Board on the progress of the jacket water line leak investigation and the plan to move forward with the proposed epoxy sealing of said jacket water lines.

The Board discussed the computers that were previously purchased for the engines in the Power Plant. Thomson is in communication with Mike Olech and Brendan Keany regarding scheduling the installation of these computers.

The Board reviewed potential prospects to take over the late Dr. Asencio's office space and decided unanimously that Dr. Amin and Dr. Reddy were the best option for Big Six Towers, as they are held in high regard by many shareholders who are current patients of theirs.

The Board also reviewed a term sheet proposing QBECF ADHC LLC to move from their current space in the lower level of the Shopping Center to the former Visiting Nurse Service space on the upper level of the Shopping Center. This move will allow for the Management Office to relocate to the lower level of the Shopping Center and combine following department offices: Management, Public Safety, and Maintenance. The Board unanimously approved the QBECF ADHC LLC move to the upper level of the Shopping Center.

The Board was updated on the air conditioning grievance brought to Management by Reyco Pharmacy and it was approved unanimously that Management had the authority to negotiate the matter with Reyco directly.

Current payroll costs were discussed and it was agreed that all overtime should be approved by Management and be allowed only when necessary with said prior approval.

The Board closed the meeting discussing a possible increase to Tito's salary in response to title promotion to Superintendent, a ban on loner stoves, and an announcement to the Complex regarding a collection for the late Miguels Cespedes.

1<sup>st</sup> motion was to approve Phase 1 of VDA Elevator MOD and CAT1/CAT5 Test Witnessing Proposals.

- **Bocunumenth moved, Gillyoly seconded, to approve. Motion carried 9-0.**

2<sup>nd</sup> motion was to approve Dr. Amin and Dr. Reddy to take over late Dr. Asencio space in Building 3.

- **Doyle moved, Orridge seconded, to approve. Motion carried 9-0.**

3<sup>rd</sup> motion was to allow QBECF ADHC LLC to surrender current space in lower level of Shopping Center and lease former Visiting Nurse Service space in upper level of Shopping Center.

- **Orridge moved, Gillooly seconded, to approve. Motion carried 9-0.**

4<sup>th</sup> motion was to allow Management to negotiate AC grievance with Reyco Pharmacy.

- **Bocanumenth moved, Collins seconded, to approve. Motion carried 9-0.**

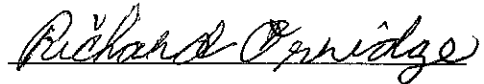
5<sup>th</sup> motion was to put an end to unauthorized overtime by all Big Six Towers Staff and allow for only necessary overtime with Management approval

- **Gillooly moved, Collins seconded, to approve. Motion carried 9-0.**

*The meeting was called at 8:15 pm.*

---

**Sanela Osmanovic,  
Temporary Assistant Property Manager**



**Richard Orridge, Secretary**



**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: September 14, 2021**

**5:30 PM BOARD MEETING**

---

**PRESENT:**

- **Kevin Doyle**
- **Thomas Haggerty**
- **Lorraine McAndrews**
- **Richard Orridge**
- **Barbara Collins - via zoom call**
- **Ben Rodriguez**
- **Jerry LoMonte**
- **Jonathan Bocanumenth**
- **Howard Geary**
- **Maria Platis, Metro Management**
- **Melisa Zimonjic, Metro Management**

**GUEST:**

- **Michael Reilly, Norris McLaughlin**
- **Attiya Holt, INF Associates**
- **Amar Omeragic, Metro Management**
- **Geraldine Murphy, Metro Management**
- **Hasko Muric, Big Six Towers**
- **Jay Sikora, Steam Expert**

---

Kevin Doyle called the Board meeting to order at 5:44pm.

The meeting began with a presentation by INF Associates regarding EV charging stations. The presentation consisted of the specific lots within Big Six that would qualify for Electric Vehicle Charging Stations. By adding these EV charging stations Big Six would receive a rebate.

Moving forward the Board of Directors would like to acknowledge and thank Hasko Muric and his staff which consists of Maintenance, Public Safety, and the Power Plant for their hard work the night of Hurricane Ida and their ongoing efforts to help Big Six recover from the damages sustained. The Board of Directors also would like to thank Maria Platis and the rest of the Management team who have been working diligently on assessing damages and filing all necessary paperwork pertaining to Hurricane Ida damages. The shareholders owe our employees a big thanks for protecting Big Six Towers and making sure to keep our Power Plant up and running. Thank you too all.

Jay Sikora from The Steam Experts gave a brief update on the Hurricane Ida damages sustained in the Boiler Room.

Geraldine Murphy and Amar Omeragic from the Management Office personnel were introduced to the whole Board. Geraldine Murphy is our new Executive Administrative Assistant and Amar Omeragic is our Director of Leasing.

The Board expressed that they strongly urge shareholders to have Homeowners Insurance and to have the Big Six storage lease amended.

Michael Reilly presented a Legal Report to the Board.


The Board proceeded with motions.

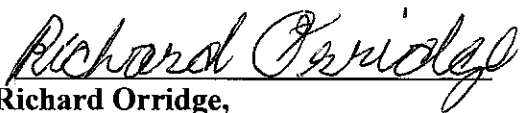
August 3rd, 2021, Board Meeting Minutes were reviewed and approved by all present Board Members.

1<sup>st</sup> motion was to honor Director of Operations, Hasko Muric with a yearly bonus from the Board of Directors for his hard work and dedication in overseeing 44 building employees and all other operations he faces daily. Effective October 1<sup>st</sup>, 2021.

- **Doyle moved, Bocanumenth seconded, to approve. Motion carried 8-1 with Barbara Collins not in approval.**

*The meeting was called at 7:53pm.*

  
\_\_\_\_\_  
Maria Platis,  
General Manager

  
\_\_\_\_\_  
Richard Orridge,  
Secretary

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: September 20th, 2022**

**6:30 PM BOARD MEETING**

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**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.

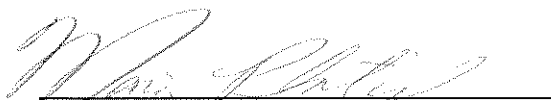
General Manager, Maria Platis, gave an update regarding the Boiler Project. Maria advised the Board that the permits for the work have been approved.

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.

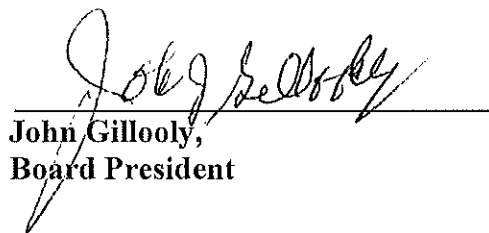
Motion was to submit an application for a Maintenance Increase to HPD for 2023 and 2024. 5.5% increase for the first year followed by a 5% increase for the second year.

- **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**

**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***
- 

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.*

  
\_\_\_\_\_  
Maria Platis,  
General Manager

  
\_\_\_\_\_  
John Gillooly,  
Board President

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE SPECIAL BOARD OF DIRECTORS MEETING**

**DATE: January 18, 2017**

**12:00 Noon, Management Conference Room**

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**PRESENT:** Kevin Doyle, Howard Geary, Richard Orridge, Ed Bennett, Jerry LoMonte,

**PRESENT BY PHONE:** Tom Haggerty, Anne Andrusko, Barbara Roach, Douglas Elliman Property Management VP for Risk Management

**ABSENT:** Bill Kregler, Andrew Sawicki

**ATTENDING:** David Becker, Douglas Elliman Property Management

---

Doyle called the meeting to order at 12:05 PM. Ms. Roach answered questions from the board.

**Geary moved, LoMonte seconded, to approve the 2017 insurance renewal package.**

**Motion passed, 7-0.**

  
\_\_\_\_\_  
**David Becker, General Manager**

  
\_\_\_\_\_  
**Jerome LoMonte, Secretary**



January 27, 2014

Telephone Conference Call regarding Insurance

Present at this meeting were the following Board of Director members: Kevin Doyle, Jerry LoMonte, Howard Geary, Barbara Collins, Roy Lippman, Angel Negron via telephone John McMorrow (as per new By-Laws allowed to participate and cast vote). In addition to the Board, David Becker, General Manager of Big Six Towers was also present and Host. Not present: Stu Markowitz, Elizabeth O'Hara.

Topic: RENEWAL OF INSURANCE FOR BIG SIX TOWERS

Two insurance proposals were to be voted on by Board Members:

1. Proposal containing following coverage:

Package 1: includes: Property, GL, Crime, Umbrella

Package 2: Directors & Officers Liability

Package: Fire Fee, Boiler Fee and Inspection Fees

2. Proposal: Boiler & Machinery Coverage (none of the nine companies approached would include this coverage with Package 1 & 2)

The Broker doing the research for the Big Six, at the recommendation of Douglas Elliman Property was: Innova Risk Management, LLC.

Innova approached the following NINE (9) markets:

Great American, Travelers, CAN, Affiliated, Program Brokerage, Philadelphia, Chubb, GNY

Of the nine (9) companies approached only one (1), Travelers would insure us, and they would not insure coverage of the Boiler & Machinery (Power Plant). A second carrier, Hartford Steam Boiler will cover Power Plant.

Innova provided a detailed report regarding the coverage of all policies on January 15, 2014. At that time the companies advised Innova. Innova informed Big Six Management that all nine decisions were either: Pending or under review. Management in turn sent via e-mail or hard copy the information they received from Innova, so that Directors could review.

On the 27<sup>th</sup> at the Telephone Conference, Management advised the Board of information that they received that morning from Innova. Eight of the Nine companies approached would not write coverage for the Big Six. It should be noted that coverage of our current policy expires Feb 2, 2014. Unlike personal insurance there is NO 30 day extension.

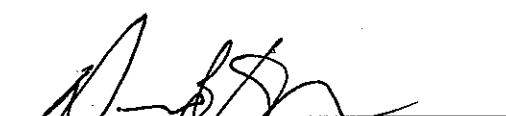
A motion was made by Jerry LoMonte to accept the only Coverage that was available; this motion was seconded by Howard Geary. A vote was conducted.

The following Board Member voted YES: Kevin Doyle, John McMorrow, Jerry LoMonte and Howard Geary.

The following Board Members Abstained: Roy Lippman, Barbara Collins and Angel Negrón.

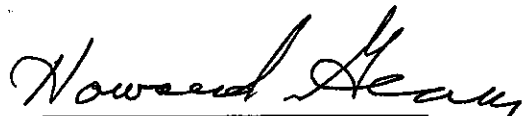
If we did not have insurance by February 2, 2014 we could have had a very serious problem not only with H.P.D. but our Mortgage Company.

Note: On February 5, 2014 the Board will conduct a meeting with Barbara Roach, Vice President of Insurance from Douglas Elliman Property. At this meeting discussion will be conducted regarding future Insurance for the Big Six Towers.



---

David Becker  
Manager Big Six Towers



---

Howard Geary  
Secretary Board of Directors

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

**MINUTES OF BOARD OF DIRECTORS SPECIAL MEETING**

**DATE: January 8, 2024 at 5:00 PM**

---

PRESENT: John Gillooly, Tom Haggerty, Howard Geary, Ernestine Williams, Peter Nowik,  
Barbara Collins, Lorraine McAndrews

ABSENT: Mary Lisanti, Jonathan Bocanumenth

ATTENDED: Maria Platis, Melisa Zimonjic, Metro Management Development

LOCATION: 5:00 P.M. via Zoom

---

Peter Nowik moved to have the Election Company, American Arbitration Association mail out 500 ballots in order to reach quorum, with a total cost of \$1,000.

John Gillooly seconded the motion.

**Motion failed 2-5-2 Mary Lisanti and Jonathan Bocanumenth were unable to vote as they were absent for this meeting.**

Tom Haggerty moved to extend the Election to Thursday, February 1<sup>st</sup>, 2024 and have the Management Office open until 7PM two nights a week for the convenience of working shareholders and post additional notice in all common areas of the buildings.

Howard Geary seconded the motion. **Motion passed 7-2 Mary Lisanti and Jonathan Bocanumenth were unable to vote as they were absent for this meeting.**

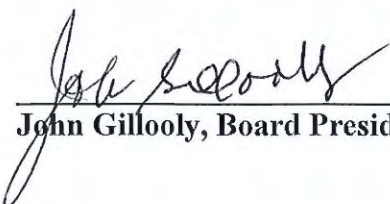
Howard Geary moved to have Planet Fitness pay back 30% of the back rent owed when Planet Fitness has fully opened for business, in addition to the monthly rent. Second Security Deposit owed must be paid immediately. If agreement is violated the space will have to be surrendered under no circumstances.

**Motion passed 6-1-2 With Barbara Collins not in approval. Mary Lisanti and Jonathan Bocanumenth were unable to vote as they were absent for this meeting.**

The meeting was adjourned at 6:06 PM.

Date of Approval \_\_\_\_\_

01/30/2024

  
\_\_\_\_\_  
John Gillooly, Board President

  
\_\_\_\_\_  
Maria Platis, General Manager

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

**MINUTES OF BOARD OF DIRECTORS SPECIAL MEETING**

**DATE: January 24, 2024 at 6:00 PM**

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PRESENT: John Gillooly, Ernestine Williams, Peter Nowik, Lorraine McAndrews, Mary Lisanti, Jonathan Bocanumenth (*Arrived at 6:37PM*)

ABSENT: Tom Haggerty, Barbara Collins, Howard Geary

ATTENDED: Maria Platis, Melisa Zimonjic, Metro Management Development

LOCATION: 6:00 P.M. Building 2 Community Room

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Steven Potolosky and David Parkes, Big Six's insurance brokers from North Shore Risk Management presented the renewal options for Big Six's property and liability insurance which expires February 1, 2024. North Shore Risk Management explored all possible options given the loss run history.

The incumbent insurance company, Fireman's Fund (CMJ), declined to write Big Six's liability coverage again, but will extend Big Six coverage for the Property portion of the insurance albeit at an increased cost with decreased coverage. Greater New York Mutual Insurance Company agreed to underwrite the liability portion for Big Six. The combined insurance cost to Big Six Towers has increased by approximately \$600,000.00 over last year. There are not enough escrow funds with HDC to cover the total cost of the insurance for the year and thus a finance agreement was presented for remaining balance.

Jonathan Bocanumenth moved to accept the Insurance Plan for Big Six Towers in its entirety from Insurance Carriers, Fireman's Fund for the Property coverage and Greater New York Mutual Insurance Company for the Liability coverage. Mary Lisanti seconded the motion. **Motion passed 5-1-3 with Ernestine Williams not in approval. Tom Haggerty, Barbara Collins and Howard Geary were unable to vote as they were absent for this meeting.**

Mary Lisanti moved to accept the Finance Agreement to pay the remaining amount owed for the increase in insurance premium that Escrows in HDC do not cover. John Gillooly seconded the motion. **Motion passed 5-1-3 with Ernestine Williams not in approval. Tom Haggerty, Barbara Collins and Howard Geary were unable to vote as they were absent for this meeting.**

The meeting was adjourned at 7:27 PM.

Date of Approval \_\_\_\_\_

*01/30/2024*

  
\_\_\_\_\_  
John Gillooly, Board President

  
\_\_\_\_\_  
Maria Platis, General Manager

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

**MINUTES OF BOARD OF DIRECTORS SPECIAL MEETING**

**DATE: February 27, 2024 at 6:00 PM**

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**PRESENT:** Ernestine Williams, Peter Nowik, Saiful Islam, George Zuniga, Denise Keehan-Smith, Ali Haider, Mary Lisanti (*via zoom*)

**ABSENT:** Tom Haggerty, John Gillooly

**GUEST:** Neil Kauffman, Newman, Newman, & Kaufman  
Keith Bleiweiss, Newman, Newman, & Kaufman

**ATTENDED:** Maria Platis, Melisa Zimonjic, Metro Management Development

**LOCATION:** 6:00 P.M. Management Office Conference Room

---

Neil Kaufman and Keith Bleiweiss, Big Six's accountants from Newman, Newman, & Kaufman presented to the Board the Big Six Towers 12 Month Projection Budget. The current financials were discussed at Big Six Towers and the ongoing open payables. The prior Board have previously approved a place holder of a 3% maintenance increase to begin in April 2024, which has been approved by HPD 'Housing Preservation & Development' as well.

As for the budget prepared by Newman, Newman, & Kauffman it is recommended that a 23.7% maintenance increase be implemented in lieu of a 3% increase in order to catch up with Big Six's open payables in the amount of 2.8 million. The accountants advised the Board that the budget can be balanced with a 4.86% maintenance increase if the open payables were not included in the budget. This meeting called for a discussion to reevaluate the previously imposed 3% maintenance increase and see where the accountants can recommend cutting expenses. The Board agreed that all expenditures at Big Six Towers need to be revisited and expenses must be decreased. With doing that and implementing a digestible Maintenance Increase that can assist with catching up on current bills and decreasing certain expenses, Big Six can hopefully get to a healthy financial state. The Board proceeded with the following motions.

Ali Haider moved to accept a 9% Maintenance Increase in lieu of the already approved 3% Maintenance Increase. Ernestine Williams seconded the motion.

**Motion failed 1-6 with Mary Lisanti, Saiful Islam, George Zuniga, Ernestine Williams, Denise Keehan-Smith, Peter Nowik not in approval.**

Denise Keehan-Smith moved to accept a 10% Maintenance Increase in lieu of the already approved 3% Maintenance Increase. Saiful Islam seconded the motion.

**Motion passed 5-2 with George Zuniga and Ali Haider not in approval.**

George Zuniga moved to accept the accountant's recommendation of a 23.7% Maintenance Increase in lieu of the already approved 3% Maintenance Increase.

**Motion failed with no seconded motion.**

Maria Platis, General Manager of Big Six Towers advised the Board that we have recently heard back from Planet Fitness and that they have responded to our following request:

After one year of Planet Fitness being in business, they are to begin paying back the owed arrears in equal monthly installments over the balance of their then remaining lease term, in addition to the balance of the current lease term. Planet Fitness must also provide Big Six Towers with a construction schedule and agree to surrender the space if they do not stick to the construction schedule and its timeline, immediately upon signing of this agreement. Planet Fitness must also pay the second security deposit owed immediately

Planet Fitness has requested to pay the arrears over the life of the lease beginning in year 2 instead of year 1 of the lease. The Board decided that they will stick with their original request.

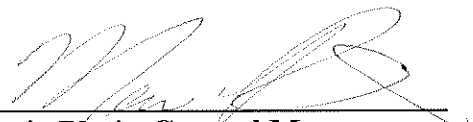
Ernestine Williams moved to not accept Planet Fitness's request to pay the arrears beginning in year 2 and the previous approved motion that Planet Fitness start paying the arrears in year 1 still stands. Ali Haider seconded the motion.

**Motion passed 6-1 with Mary Lisanti not in approval.**

The meeting was adjourned at 8:48 PM.

Date of Approval 3/22/2024

  
George Zuniga, Board Secretary

  
Maria Platis, General Manager

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

**MINUTES OF BOARD OF DIRECTORS SPECIAL MEETING**

**DATE: March 4, 2024 at 5:00 PM**

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PRESENT: Ernestine Williams, Peter Nowik, George Zuniga, Denise Keehan-Smith, Ali Haider, Mary Lisanti (*via zoom*)

ABSENT: Tom Haggerty, John Gillooly, Saiful Islam

GUEST: Michael Olech, Big Six Towers Power Plant Manager

ATTENDED: Maria Platis, Melisa Zimonjic, Metro Management Development

LOCATION: 5:00 P.M. Management Office Conference Room

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Big Six Towers Power Plant Manager, Michael Olech has advised the Board that a decision needs to be made regarding the rental generator outside of the Power Plant. The rental generator was previously used in the summer of 2023 when Engine 6 generator started a fire and was taken offline for repairs. In order to minimize the risk of an outage during the summer of 2023, Big Six Towers needed to rent a temporary external generator immediately. The rental generator company would like to know if Big Six wishes to continue keeping the rental generator on standby until June 2024 in the amount of \$35,000.00 a month. Michael and Management advised the Board that Big Six has not been charged at all up until now because there is a potential party interested in renting the generator that is on the Big Six property. After further discussion and with high demand not being an issue in the Power Plant at the moment until cooling season starts, the best decision would be, to remove the rental generator from the property and avoid the standby cost that Big Six would have to incur.

Ernestine Williams moved to have the temporary external generator removed from the property and avoid the standby cost of \$35,000 a month which does not include charges associated to run the rental generator, if needed. The total cost to rent the generator and running the generator would be a sum of \$100,000 a month. Ali Haider seconded the motion.

**Motion passed 6-3 Saiful Islam, John Gillooly, Thomas Haggerty were unable to vote as they were absent for this meeting.**

The meeting was adjourned at 5:42 PM.

Date of Approval March 22, 2024

  
\_\_\_\_\_  
George Zuniga, Board Secretary

  
\_\_\_\_\_  
Maria Platis, General Manager

CERTIFICATE OF RESOLUTION

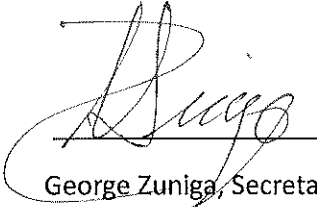
The undersigned, Secretary of Big Six Towers, Inc. (the "Corporation"), a New York Corporation does hereby certify:

At a meeting of the Board of Directors of the Corporation, duly called and held on February 27, 2024, at which a quorum was present and acting throughout, the Board of Directors for the Corporation duly adopted the following resolution which is in full force and effect and has not been modified or rescinded:

RESOLVED

"The Board of Directors approved the implementation of a 10% Maintenance increase scheduled to begin in April of 2024 subject to approval by the New York City Department of Housing Preservation and Development.

IN WITNESS WHEREOF, the undersigned has affixed his hand this 29 day of February, 2024.



George Zuniga, Secretary