

**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**