

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

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### 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
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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 Companies 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.

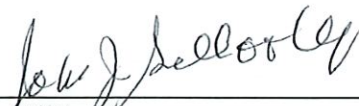
Discussion regarding the Building Rep program ensued. Discussions and consensus concluded that since Big Six now has open Board meetings, regular Information Sessions, as well as, a Shareholder Association organization, that the Building Rep program is redundant and should at this time be suspended.

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.*

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

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