

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

MINUTES OF BOARD OF DIRECTORS

DATE: December 17, 2013 at 7:00 PM

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

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 . 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.**

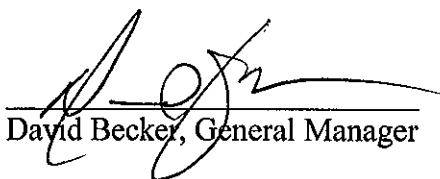
LoMonte moved, Geary seconded, to allow Big Six Fitness to place signage in their windows on Queens Boulevard. **Motion passed, 7-0.**

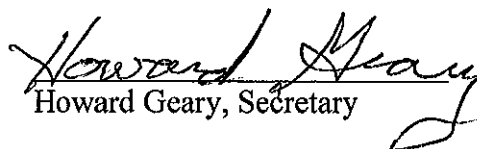
Geary moved, Lippman seconded, to cease full printed distribution of the minutes as of March 2014. The minutes will be published to the Big Six Towers website. Printed copies will be available in the mailrooms, and printed copies will continue to be provided to shareholders who do not have internet access 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