

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

MINUTES OF THE BOARD OF DIRECTORS MEETING

DATE: January 14th, 2025

6:00 PM MONTHLY BOARD MEETING

PRESENT:

- Denise Keehan-Smith - President
- Ali Haider - Vice-President
- Ernestine Williams - Treasurer
- George Zuniga - Secretary
- Peter Nowik – Director
- Rafiqul Bhuiyan- Director
- Phyllis Treichel- Director
- Israel Martinez- Director
- Jonathan Bocanumenth- Director

Metro Management Development:

- Melisa Zimonjic - General Manager
- Gabriella Yarczower - Leasing Director

Guest:

- Basil Taha – Lawless & Mangione
- Kenneth Santelli - Lawless & Mangione
- Faisal Taha - Lawless & Mangione
- Jose Martinez - Lawless & Mangione
- Cristopher Hartnett - Lawless & Mangione
- Silvia McCarty – NYC HDC

Absent:

- Analvi Tavarez – Assistant General Manager

The Board Meeting was called to order at 6:04 PM as a closed session.

Motion to accept Lawless and Mangione's revised Proposal for the HPD Rehabilitation Loan Program.

- **Ali Haider moved, Peter Nowik seconded, to approve. Denise Keehan-Smith, Peter Nowik, Ali Haider, Rafiqul Bhuiyan, Phyllis Treichel, Israel Martinez, Ernestine Williams and George Zuniga approved. Jonathan Bocanumenth was not in approval. Motion Carried 8-1**

Motion to approve December 10th, 2024 monthly Board Meeting Minutes.

- **Ernestine Williams moved, Ali Haider seconded, to approve. Denise Keehan-Smith, Ali Haider, Peter Nowik, Ernestine Williams, George Zuniga, Rafiqul Bhuiyan, Phyllis Treichel, Israel Martinez, and Jonathan Bocanumenth approved. Motion carried 9-0**

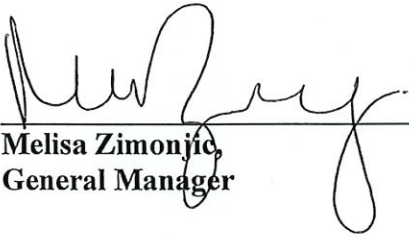
Motion to approve the proposal from the company "February 30th" for zoning consulting services for the commercial space located at 61-10 Queens Boulevard within the shopping center in the amount of \$720 for a total of 4 hours of review.

- **Ali Haider moved, Israel Martinez seconded, to approve. Denise Keehan-Smith, Ali Haider, Peter Nowik, Ernestine Williams, George Zuniga, Rafiqul Bhuiyan, Phyllis Treichel, Israel Martinez, and Jonathan Bocanumenth approved. Motion carried 9-0**


Motion to approve the 2025 Environmental Compliance Service for Big Six Towers from AKRF in the amount of \$43,520.

- **Jonathan Bocanumenth moved, Israel Martinez seconded, to approve. Denise Keehan-Smith, Ali Haider, Phyllis Treichel, Israel Martinez, and Jonathan Bocanumenth approved. Peter Nowik, Ernestine Williams, George Zuniga, Rafiqul Bhuiyan abstained. Motion carried 5-0-4**

The Board Meeting adjourned at 8:24PM.



**Melisa Zimonjic,
General Manager**



**George Zuniga,
Secretary**