

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

MINUTES OF THE BOARD OF DIRECTORS MEETING

DATE: JANUARY 20, 2015

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.)

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.

Committee Reports:

Power Plant Committee:	Markowitz reported.
Buildings & Grounds Committee:	McMorrow reported.
Public Safety Committee:	Doyle reported.
Move-ins/Move-outs:	O'Hara reported.
Children's Committee:	Kregler reported.
NORC Committee:	Anzueta reported.
Finance Committee:	Geary reported.
Election Committee:	Doyle reported.
Ongoing Projects:	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 18th floor of building 7: approved unanimously
- **Door color:** blue high gloss sample on "F" apartment door of 18th 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 18th 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.


David Becker, General Manager


Elizabeth O'Hara, Secretary