

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

MINUTES OF THE BOARD OF DIRECTORS MEETING

DATE: March 14th, 2023

6:00 PM BOARD MEETING

PRESENT:

- John Gillooly
- Lorraine McAndrews
- Thomas Haggerty
- Barbara Collins
- Ernestine Williams
- Peter Nowik
- Jonathan Bocanumenth
- Maria Platis, Metro Management
- Melisa Zimonjic, Metro Management
- Analvi Tavarez, Metro Management

GUEST:

- Michael T. Reilly, Norris McLaughlin

ABSENT:

- Mary Lisanti
 - Howard Geary
-

John Gillooly called the **Board Meeting** to order at 6:11PM.

The meeting began with approval of minutes.

Motion to accept the February 14th, 2023, Board Meeting Minutes.

- **L. McAndrews moved, J. Gillooly seconded, to approve. Motion carried**
7-2 Howard Geary and Mary Lisanti abstained from voting as they were absent for this meeting.

Peter Nowik brought forward to the Board two items he would like discussed, accounting and ethics. He touched on the importance of accounting and advised that Big Six's accountants should make sure everything is being filed properly. Moving forward Peter discussed ethics and advised that everyone should be able to agree to disagree in a respectful manner. All present Board members agreed to conduct Board activity in a pleasant manner.

Motion to accept a new Accounting Firm to review the RPIE filling on an hourly basis, along with a year end audit price for review.

- **J. Bocanumenth moved, E. Williams seconded, to approve. Motion carried**
7-2 Howard Geary and Mary Lisanti abstained from voting as they were absent for this meeting.

The President's Report was given by John Gillooly. John advised the Board that all Federal Pacific electric panels are to be changed in every apartment. It is recommended that these panels be replaced with an updated and safer panel during the next major rehabilitation. This is just another project Big Six Towers will be facing. John mentioned to the Board that a letter for financial assistance has been mailed and emailed to our local politicians, this letter has been posted on the Big Six Towers website.

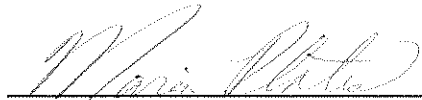
The Manager's Report was presented by Maria Platis. Maria discussed Local Law 11 and the importance of addressing the roofs of each building during Local Law 11 work. Maria proceeds with discussion about apartment inspections and that they are to begin at the end of April 2023. Management gave clarification to the Board that an outgoing transfer tenant is to be charged for any outgoing charges from their old apartment to their new apartment account. Analvi answered any questions the Board had regarding this.

Motion is to move forward with expanding the Local Law 11 scope and adding the roofs.

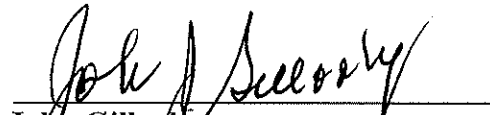
- **J. Bocanumenth moved, J. Gillooly seconded, to approve. Motion carried 7-2 Howard Geary and Mary Lisanti abstained from voting as they were absent for this meeting.**

A Treasurer's Report was prepared by Mary Lisanti, since she was unable to make the meeting, Thomas Haggerty presented to the Board the following financial update. A request was made to HDC to release funds from Big Six's Repair for Replacement account. We hope that if this release is approved, we will be current on our bills with both Sprague and Direct Energy, which is our oil and gas companies.

The meeting was called at 7:54pm.



**Maria Platis,
General Manager**


**John Gillooly,
Board President**