

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF BOARD OF DIRECTORS**

**DATE: June 11, 2013 at 6:30 PM**

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**PRESENT:** Joanne Burns, Kevin Doyle, Lauren Kim, Jerry LoMonte, Stu Markowitz,  
Lorraine McAndrews, Harry Papazian, Lou Messina.

**ABSENT:** John McMorrow

**ATTENDING:** David Becker and Margaret Lowery, Douglas Elliman Property Management  
Norma LoMonte, Al Marton, and Anna Marie Canevari , Building Rep Program.

**LOCATION:** 6:30 PM –Building 2 Community Room

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McAndrews called the meeting to order at 6:40 PM.

Norma LoMonte reported on shareholders complaints of cigarettes being thrown from balconies. Al Marton asked about access to rides at the 50<sup>th</sup> Anniversary celebration and whether or not the children of Big Six Towers would have any special consideration shown.

Committee reports:

LoMonte reported on the available amount left from the HDC construction loan, a portion of which will be used to fund the current powerhouse upgrades projects. He further discussed the co-op's current reserve funds. The board will be meeting with the co-op's CPA on June 24 to finalize the budget..

The Buildings and Grounds committee reported that the city's free bench program will most likely be limited to one bench per building, with placement to be determined by the city.

The Power Plant committee and Becker reported on the schedule for the upgrades being performed at the plant.

The NORC committee reported on the NORC annual Flea Market.

50<sup>th</sup> Anniversary: the committee reported that the city has denied a street activities permit. Our event will be held on Big Six property instead.

Public Safety: Approximately 35 people attended two lectures on safety. Subjects included personal safety and the role of our Public Safety department.

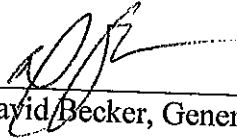
McAndrews moved, Kim seconded to accept the May minutes with spelling and punctuation corrections. Papazian and Messina abstained from voting as they were not present at the May meeting. **Motion passed 6-0-2.**


Doyle moved to extend the parking period at the shopping center from 2 to 3 hours. Messina seconded. **Motion passed 8-0.**

LoMonte moved to have the damaged bench piers at Building 2 removed. Doyle seconded. **Motion carried 8-0.**

LoMonte moved, Markowitz seconded to assess the condition of the other benches. **Motion carried 8-0.**

The regular meeting adjourned at 8:50 PM.

  
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David Becker, General Manager

  
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Joanne Burns, Secretary

**Big Six Towers, Inc.**  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

**MINUTES OF BOARD OF DIRECTORS**

**DATE: May 12, 2013 at 6:30 PM**

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**PRESENT:** Joanne Burns, Kevin Doyle, Lauren Kim, Jerry LoMonte, Stu Markowitz,  
Lorraine McAndrews, John McMorrow

**ABSENT:** Harry Papazian, Lou Messina

**ATTENDING:** David Becker, Margaret Lowery, and Larry Vitelli, Douglas Elliman Property  
Management  
Norma LoMonte, Building Rep Program, Roy Lippman, Shareholder

**LOCATION:** 6:30 PM –Building 2 Community Room

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McAndrews called the meeting to order at 6:55 PM.

Norma LoMonte requested that the officers of the Building Reps program be given an open invitation to Board meetings, in addition to one other Rep. She also requested that the President of the Building Reps program be allowed to replace a Rep who is unable to attend a Board meeting. Norma also reported that the final Rep meeting before their summer break will be held on June 27.

McAndrews moved to allow any four Building Reps to attend Board meetings. Markowitz seconded. **Motion passed, 7-0.**

Committee reports:

Doyle reported on the review of the Public Safety Department commissioned by Douglas Elliman Property Management.

LoMonte reported that there will be a budget meeting with Newman, Newman, & Kaufmann, the Big Six accountants, on June 24. LoMonte will review the monthly financial reports and the statement from the Housing Development Corporation (HDC) at the June meeting.

Kim gave the Move-in/Move-out Committee report. It was proposed that the Charges to outgoing shareholders be increased.

Kim gave the Garden Committee report and requested \$ 200.00 for the planters.

LoMonte moved, McMorrow seconded to provide \$ 200.00 for the planters. **Motion passed 7-0.**

Kim moved, LoMonte seconded to charge the full labor rate to outgoing shareholders for removing property or alterations that are left behind when an apartment is vacated. **Motion passed 7-0.**

McAndrews moved, LoMonte seconded to add 10% overhead to the full labor rate charged to outgoing shareholders. **Motion passed 7-0.**

McMorrow and Kim gave the Buildings and Grounds Committee report. They discussed specific locations on our campus that needs new landscaping and plantings.

LoMonte moved, Burns seconded to allocate up to \$ 2,000.00 for new plantings and landscaping at locations at the perimeter of the Building 2 Community Room.

LoMonte moved, Doyle seconded to request 24 new benches from the City of New York. McAndrews amended the motion to include an immediate Buildings and Grounds Committee meeting. LoMonte, Doyle, McAndrews, Markowitz, McMorrow voted in favor of the motion. Kim, Burns, voted against. **Motion passed 5-2.**

McAndrews gave the 50<sup>th</sup> Anniversary Committee report and presented the journal ad prices being offered to shareholders.

McAndrews moved, Doyle seconded to not install any tile in the lobbies, and to instead install plastic sign frames between the elevators. Trial installations will be made in two locations in all buildings. **Motion passed 7-0.**

LoMonte moved, Kim seconded to authorize Becker to spend up to \$ 2,500.00 to install a timer switch on the playground sprinkler. **Motion passed 7-0.**

Kim moved, LoMonte seconded to accept the April minutes with spelling and punctuation corrections. **Motion passed 7-0.**

The regular meeting adjourned at 9:25 PM. The Board went into Executive Session.

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David Becker, General Manager

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Joanne Burns, Secretary

**Big Six Towers, Inc.**  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

**MINUTES OF BOARD OF DIRECTORS**

**DATE: April 2012 at 6:30 PM**

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**PRESENT:** Joanne Burns, Kevin Doyle, Lauren Kim, Jerry LoMonte, Stu Markowitz,  
Lorraine McAndrews, John McMorrow, Lou Messina, Harry Papazian

**ATTENDING:** David Becker, Margaret Lowery, and Larry Vitelli, Douglas Elliman Property  
Management  
Norma LoMonte and Al Marton, Building Rep Program  
Ezra Goodman, Norris McLaughlin & Marcus

**LOCATION:** 6:30 PM –Building 2 Community Room

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The meeting was called to order at 6:55 PM. The meeting commenced as an Executive Session with Ezra Goodman, the attorney for Big Six Towers. Goodman reviewed a number of current matters and answered questions from the Board.

Goodman departed the meeting at 8:20 PM, and the regular meeting commenced.

Norma LoMonte reported on the status of the Building Rep program.

The Board received committee reports. The Public Safety Committee is awaiting the results of a security overview conducted by Park Avenue Security, arranged and funded by Douglas Elliman Property Management.

The Buildings and Grounds Committee presented suggestions for esthetic improvements to the shopping center, including sidewalks and flagpoles. There was other discussion regarding accessibility to the Management Office, including a ramp, a doorbell, and an additional dropbox.

The Children's Committee reported that the Spring Party was well-attended.

The Finance Committee discussed the value and importance of the quarterly reports issued by the Housing Development Corporation, and the monthly reports prepared by Douglas Elliman Property Management.

The Move-In/Move-Out Committee discussed the current costs involved with apartment turnovers.

The 50<sup>th</sup> Anniversary Committee showed the Board a draft of a fundraising letter it will be distributing to Big Six vendors and Woodside merchants.

The Storage Committee discussed future improvements to the storage areas in Buildings 6 and 7.

The Community Room in Building 2 was discussed at some length. It will be undergoing significant improvements during the month of May, which will include a new floor, upgrades to the kitchen, replacement of chairs and tables, and installation of a wider door on one of the restrooms for the convenience of shareholders who use wheelchairs or walkers.

Markowitz moved to approve the April minutes with a correction to the final motion. Doyle seconded. The motion **passed unanimously**.

Doyle moved to allow all of the Building Reps to attend board meetings, and to open the board meetings to up to 20 shareholders on a reservation basis. LoMonte seconded. McAndrews amended the motion to open Board meetings to all shareholders. After discussion, **the motion was withdrawn**.

Kim departed the meeting at 9:30.

The meeting was adjourned at 10:20.

  
\_\_\_\_\_  
David Becker, General Manager

  
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Joanne Burns, Secretary

**Big Six Towers, Inc.**  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

**MINUTES OF BOARD OF DIRECTORS**

**DATE: March 12, 2013 at 6:30 PM**

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**PRESENT:** Joanne Burns, Kevin Doyle, Lauren Kim, Jerry LoMonte, Stu Markowitz,  
Lorraine McAndrews, Lou Messina, John McMorrow

**ABSENT:** Harry Papazian

**ATTENDING:** David Becker and Margaret Lowery, Douglas Elliman Property Management  
Norma LoMonte and Al Marton, Building Rep Program

**LOCATION:** 6:30 PM –Building 2 Community Room

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The meeting was called to order by Board President McAndrews at 6:40.

Norma LoMonte presented the building reps report

Committee reports were presented.

The Children's Committee is hosting the Spring Children's Party on March 24.

The Buildings and Grounds Committee is looking into the city's free park bench program. McMorrow will walk the Big Six campus to identify locations suitable for benches.

The Finance Committee is holding another evening bill signing Tuesday, April 4, to accommodate the schedules of other board members.

The Executive Committee reported on its recent visit to CM Van Bramer's office. LoMonte and McAndrews reported on the March Coordinating Council of Cooperators (CCC) meeting, which they attended with Becker. Big Six Towers is hosting the CCC meeting being held May 11, 2013.

The Public Safety Committee will be meeting Monday, March 18. There was discussion of Big Six towing policy, and of the possibility of booting illegally parked vehicles.

The 50<sup>th</sup> Anniversary Committee reported on its fundraising efforts, which includes selling space in the commemorative journal. It will meet Thursday March 14.

The NORC Committee reported that the Spring Flea Market will be June 8. The rain date is June 9.

Becker reviewed the Ongoing Projects.

McAndrews moved to ask Norma LoMonte to photograph staff members for the 50<sup>th</sup> Anniversary journal. Kim Seconded. **Motion passed 8-0.**

Kim moved to accept the February minutes with minor grammatical corrections. Markowitz seconded. **Motion passed 8-0.**

Kim moved to accept the corrected minutes from the February Executive session. Messina seconded. **Motion passed 8-0.**

McAndrews moved to have Murden Woods measure the cellar in Building 7 to determine how many new storage units can be built. Kim seconded. McAndrews, Kim, Messina, LoMonte, Markowitz, ,Doyle, Burns voted in favor. McMorrow voted no. **Motion passed 7-1.**

Markowitz moved to obtain bids for three lobby tile installation options from Palaccio Painting. Messina seconded. **Motion passed 8-0.**

Markowitz moved to obtain pricing for programmable "smart screen" bulletin for all buildings. Doyle seconded. **Motion passed 8-0.**

Messina moved to upgrade the Community Room in Building 2, including new AC units, blinds, chairs, tables, a television monitor and kitchen appliances. Kim seconded. **Motion passed 8-0.**


McMorrow left the meeting at 9:30.

Doyle moved to have Becker write and distribute letters to all shareholders stating that feeding or sheltering wild or feral animals is prohibited on Big Six property. Doyle further moved that existing feeding areas and shelters be removed by Big Six staff. Markowitz seconded. Doyle, Markowitz, McAndrews, LoMonte, Burns voted in favor. Kim, Messina abstained. **Motion passed 5-0-2.**

Kim moved to obtain two more bids for replacement of the jacket water line between Buildings 6 and 7, at a maximum price of \$67,500.00. Messina seconded. **Motion passed 8-0.**

Doyle moved to have blinds reinstalled in the Public Safety office. LoMonte seconded. Bunnrs, Doyle, LoMonte, Markowitz voted in favor. Kim, Messina voted no. McAndrews abstained. **Motion carried 4-2-1.**

**The Board went into Executive Session at 9:45 PM.**

  
\_\_\_\_\_  
David Becker, General Manager

  
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Joanne Burns, Secretary



**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF BOARD OF DIRECTORS**

**DATE: February 12, 2013 at 6:30 PM**

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**PRESENT:** Joanne Burns, Lauren Kim, Jerry LoMonte, Stu Markowitz, Lorraine McAndrews, Lou Messina, Harry Papazian

**ATTENDING:** David Becker, Margaret Lowery, and Larry Vitelli, Douglas Elliman Property Management  
Norma LoMonte and Al Marton, Building Rep Program

**LOCATION:** 6:30 PM -Building 2 Community Room

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The meeting was called to order by Board President McAndrews at 6:35 PM.

Norma LoMonte gave the Building Reps report. She passed along a request from the Children's committee to fund a spring children's party to be held March 23 if the Bldg 2 Community Room is available. Norma reported on complaints from shareholders regarding dogs relieving themselves on the property. Dog owners are failing to curb their animals. Al Marton reported that the front door of Building 1 continues to have ghosting problems.

Committee reports: Doyle presented three proposed changes to staff responses to shareholders complaints/problems. These memos will be distributed under David Becker's signature. Larry Vitelli offered to arrange an overview of Public Safety procedures by a professional security consultant at no cost to Big Six Towers. This offer was accepted and will be arranged by DEPM.

LoMonte gave the finance committee report. He offered to hold meetings at the convenience of the other board members any time they request.

McAndrews gave the NORC report. At the request of New York State Department of Aging, NORC Self-Help would like to canvass by handout the demographic makeup of Big Six Towers.

Buildings & Grounds committee presented two proposals for resurfacing the lobby terrazzo and elevator sheet metal. Other vendors will be approached by management.

Doyle moved to approve \$300 for the spring children's party. Burns seconded. Doyle, Burns, LoMonte, Markowitz voted in favor. Motion failed. Vote 4-4. Doyle moved to approve \$275. Burns seconded. Doyle, Burns, LoMonte, Markowitz, Kim, McAndrews, voted yes. Messina, Papazian voted no. Motion passed 6-2.

Doyle moved to approve the January minutes with minor grammar corrections. LoMonte seconded. Motion passed 9-0.

Kim moved, LoMonte seconded to approve August minutes with the final motion clarified as stated below. Motion carried 7-0. Doyle and Markowitz abstained as they were not board members in August.

"A motion was made concerning people serving on the board. The vote on this motion was declared invalid by the co-op's attorney. because it requires shareholder approval as a by-law change."

Minutes of the special meeting 1/31 were approved unanimously.

Becker reviewed the ongoing projects. A telephone conference with Ezra Goodman will be arranged for 2/20 at 7:00 PM.

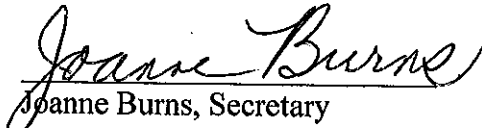
Becker will explore the cost of providing AC covers to all shareholders.

Becker will invite the Insurance Director from DEPM to appear at a March 5 info meeting to explain the benefits of homeowner's insurance.

The board went into executive session at 9:45 PM.

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David Becker, General Manager

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Joanne Burns, Secretary

Big Six Towers, Inc.  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

**MINUTES OF BOARD OF DIRECTORS SPECIAL MEETING**  
**DATE: January 31, 2013 at 2:00 PM**

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The meeting was called to order by Board President McAndrews at 2:00 PM.

Lorraine McAndrews, Jerry LoMonte, Kevin Doyle, John McMorrow were physically present in David Becker's office.

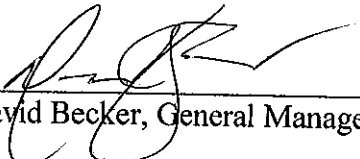
Lauren Kim, Lou Messina, Joanne Burns, Harry Papazian attended by telephone.

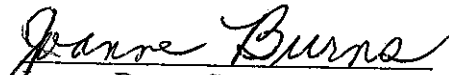
Stu Markowitz had stated his vote by email.

Margaret Lowery of DEPM was present in the office.

Two options for insurance renewal were discussed. Joanne Burns requested additional information regarding the value of Big Six property. DEPM will request and provide a complete copy of the binder for this purpose. Lorraine McAndrews stated that she would like to have a meeting with Barbara Roach, the DEPM insurance director.

Lorraine asked for the board members to vote. The vote was 9 in favor of Option A.

  
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David Becker, General Manager

  
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Joanne Burns, Secretary

**Big Six Towers, Inc., 59-55 47<sup>th</sup> Avenue Woodside, NY 11377**

**MINUTES OF BOARD OF DIRECTORS**

**DATE: January 8, 2013 at 6:30 PM**

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**PRESENT:** Joanne Burns, Lauren Kim, Jerry LoMonte, Stu Markowitz, Lorraine McAndrews, John McMorrow, Lou Messina, Harry Papazian

**ATTENDING:** David Becker and Larry Vitelli, Douglas Elliman Property Management  
Norma LoMonte and Al Marton, Building Rep Program  
Ezra Goodman, Norris McLaughlin & Marcus

**LOCATION:** 6:30 PM –Building 2 Community Room

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The meeting was called to order by Board President McAndrews at 6:35 PM.

Mr. Goodman discussed the terms of the lease extension with Dan's Supreme Supermarkets (Key Foods).

Board members contributed comments regarding aspects of the proposed lease modification, and about the current condition of the store. Mr. Goodman reviewed the elements of the existing lease, comprised of a series of leases dating back to the late 1960s. He clarified the portions of a new lease which are not open to negotiation from the Big Six position.

Mr. Goodman discussed the two proposals for power plant modifications. This discussion focused on the payment terms offered by Protective Power Systems and Controls (PPSC).

Markowitz moved to authorize Mr. Goodman to attempt to improve the payment terms, and to negotiate the terms of an additional 3 year warranty for the switchgear replacement. In the event that the terms cannot be improved, Mr. Goodman would be authorized to accept the proposal. McAndrews seconded. Motion carried 9-0. Mr. Goodman's form of resolution for this motion is as follows:

RESOLVED, by the Board of Directors of Big Six Towers, Inc. (the "Corporation"), the Corporation enter into contracts with Protective Power Systems & Controls, Inc. ("PPSC") for Modification to Governor Control System and for Switchgear Modification as set forth in PPSC's proposal, subject to revision of the payment schedule for the Switchgear Modification project to the extent possible, and for an extended warranty for two additional years after the standard one year period as set forth in the proposal with, if possible, an option to extend for up to two more years at the quoted price.

Mr. Goodman provided an overview for new board members regarding the fiduciary obligations and responsibilities of directors. He answered questions from board members about these aspects of their service.

McMorrow departed the meeting at 8:00 PM.

Mr. Goodman left the meeting at 8:10 PM.

The Buildings Reps report was given by Norma LoMonte. She announced a change of the scheduled rep meeting. She thanked John McMorro for installing new spotlights over the rep bulletin boards. She discussed the reps' efforts to get more shareholders to participate in the program. Board members made various suggestions regarding these continuing recruiting efforts. The reps will hold a meeting to find more participants in the program on January 26, 2013 (Saturday AM) Norma LoMonte also spoke about the Building Reps becoming more involved with the 50<sup>th</sup> Anniversary activities.

McAndrews conducted the committee reports.

There will be an info meeting on January 29, 2013, from 7:00-8:00 PM.

Doyle moved that the Public Safety monthly reports be posted along with the minutes. Burns seconded. Motion carried 8-0

There will be a six-month financial review with our Douglas Elliman financial analyst January 30, 2013, at 6:00 PM.

Subject to a correction to one line, the December 6, 2012 minutes were approved.

Becker reviewed the ongoing projects.

McMorrow returned to the meeting at 9:10 PM.

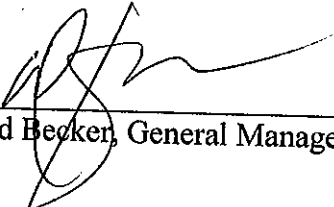
J. LoMonte moved to approve the lease between Big Six and Pre-Wired Controls. McAndrews seconded.. J. LoMonte, Burns, Kim, McMorrow, Doyle, McAndrews voted in favor. Messina and Papazian abstained. Motion carried 6-0-2. Markowitz recused himself from discussion and voting.

Doyle moved to purchase an additional defibrillator. J. LoMonte seconded. Doyle, J. LoMonte, Burns, McMorrow, Markowitz, McAndrews, voted yes. Kim, Messina, Papazian voted no. Motion carried 6-3.

Doyle moved to offer CPR training to interested staff. Burns seconded. Doyle, J. LoMonte, Markowitz, Papazian, Burns, McMorrow voted in favor. Kim, Messina, McAndrews voted against. Motion carried 6-3.

There will be a meeting with our Landlord/Tenant attorney February 6 at 6:30 PM.

The meeting was adjourned at 9:45 PM.

  
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David Becker, General Manager

  
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Joanne Burns, Secretary

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF BOARD OF DIRECTORS**

**DATE: December 6, 2012 at 6:30 PM**

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**PRESENT:** Joanne Burns, Kevin Doyle, Lauren Kim (arrived after the meeting had commenced), Jerry LoMonte, Stu Markowitz, Lorraine McAndrews, John McMorrow, Lou Messina, Harry Papazian

**ATTENDING:** David Becker and Larry Vitelli, Douglas Elliman Property Management  
Norma LoMonte and Rhoda Schlamm, Building Rep Program  
Dean Roberts, Norris McLaughlin & Marcus

**LOCATION:** 6:30 PM –Building 2 Community Room

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The meeting was called to order by Board President McAndrews at 6:35 PM. The building reps were not present for the first part of the meeting with Dean Roberts.

Dean Roberts reported on current and recent past legal issues. He answered questions from board members.

Dean Roberts left the meeting at 7:30 PM.

Larry Vitelli introduced himself to the new board members and spoke regarding the relationship between Big Six Towers and Douglas Elliman Property Management. David Becker spoke regarding recent office staff changes and future organizational changes. Becker handed out copies of a letter drafted to shareholders who are not in compliance with HPD regulations.

Committee reports were given.

**Public Safety Report:** Doyle and Messina reported on the public meeting that was held in November. There is to be future discussion of patrol guidelines and management control over schedules and shift assignments. David Becker made a list of agenda items to be discussed at the January meeting.

**Children's Committee:** McMorrow presented receipts for expenses related to the Halloween party.

**Treasurer's Report:** LoMonte briefly described Bill Signing to the new board members, and provided a general overview of current Big Six finances. There will be a Bill Signing scheduled for an evening so board members who are not available during the day can participate in this task. LoMonte then spoke regarding possible sources of funding for the powerhouse upgrade projects.

**Building Reps Program:** McAndrews described the building rep program. Norma LoMonte read a report on the history of the program, and on current recruiting efforts to fill open positions. The building reps no longer wish to be considered a part or a committee of the board. The building

reps requested that a new board liaison be appointed. Jerry LoMonte volunteered to serve as the board liaison.

Kim moved to reimburse McMorrow \$ 275.77 for Halloween party expenses. Markowitz seconded. Motion carried 9-0.

Doyle moved to require all employees to sign a confidentiality agreement based upon the version given to Public Safety officers. Messina seconded. Motion carried 9-0.

LoMonte made a motion to insert the following language into the minutes of September 18, 2012, as a notation to a motion over which there has been disagreement: "On advice of Counsel, this is outside the purview of the board and must be decided by shareholder vote". Markowitz seconded. Motion carried 9-0.

Burns made a motion to approve the October 9 2012 minutes with the inserted language. LoMonte seconded. As they were not members of the board in October, Doyle, McMorrow, and Markowitz abstained. Motion carried 6-0-3.

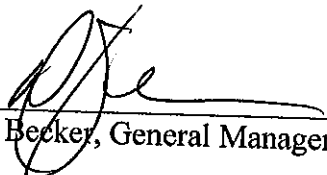
LoMonte moved to approve the parking compliance letter written by Becker with a compliance deadline of January 10, 2013. Doyle seconded. Motion carried,9-0.


LoMonte moved to instruct Becker to negotiate a payment from TWC for its requested use of the Building 2 Community Room on a future weekend. Messina seconded. Motion carried 9-0.

LoMonte moved to approve funding of \$300.00 for Holiday decorations. Doyle seconded. Motion carried 9-0.

LoMonte moved to approve a budget of \$5000.00 for the Big Six 50<sup>th</sup> Anniversary celebration. Doyle seconded. Motion carried 9-0.

The board went into executive session at 10:00 PM.

  
David Becker, General Manager

  
Joanne Burns, Secretary

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF BOARD OF DIRECTORS**

**DATE: November 13, 2012 at 6:30 PM**

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**PRESENT:** Joanne Burns, Kevin Doyle, Lauren Kim, Jerry LoMonte, Stu Markowitz,  
Lorraine McAndrews, John McMorrow, Lou Messina, Harry Papazian

**ATTENDING:** David Becker and Michael Georg, Douglas Elliman Property Management  
Norma LoMonte and Al Marton, Building Rep Program

**LOCATION:** 6:30 PM –NORC Community Room

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The meeting was called to order by Board President McAndrews at 6:35 PM.

The buildings reps gave their report. Suggestions from the reps were:

- 1) To install additional bulletin boards (Norma)
- 2) To lower the existing bulletin boards and be sure to use large print for postings (Norma)
- 3) To look into the possibility of installing a small spotlight over the bulletin boards (Norma)
- 4) It was reported that Bldg # 1 has consistent ghosting problems. David Becker said he would have AES look at it the next time they were onsite (Al)

Kim moved to approve the minutes from the special meeting of Oct. 15. Messina seconded. Papazian, Messina, McAndrews, Kim, LoMonte, voted in favor. Markowitz, Doyle, Burns, McMorrow abstained, as they were not present for the meeting.. Motion carried 5-0-4.

Kim moved to approve the minutes from the special meeting of Oct. 18. Messina seconded. Papazian, Messina, McAndrews, Kim, LoMonte, voted in favor. Markowitz, Doyle, Burns, McMorrow abstained, as they were not present for the meeting. Motion carried 5-0-4.

Approval of the minutes from October 9, 2012, was tabled.

Becker gave the management report.

LoMonte gave the financial report.

Messina gave the Bldgs and Grounds report.

McAndrews moved to paint the lobby apartment doors the burgundy color suggested by the painter. Messina seconded. Motion carried 9-0.

Lauren moved to inform shareholders not in compliance with HPD parking regulations that after repeated management attempts to collect required license, insurance, and registration information that the Board's only option is to authorize holdover proceedings. LoMonte seconded. In favor:



Kim, LoMonte, McAndrews, Doyle, Markowitz, Messina, Papazian, Burns. Opposed:  
McMorrow. Motion carried 8-1.

McMorrow moved to approve \$2000 to fund children's parties during the year. Doyle seconded.  
Kim amended the motion to provide \$300 in funding for the children's Christmas party to be  
held 12/15. Burns seconded the amended motion. Motion carried 9-0.

LoMonte moved to accept the PPSC proposal of \$220,000 for modification of the engine  
governor controls. Messina seconded. Motion carried 9-0.

Markowitz moved to accept PPSC proposal of \$470,000 for upgrade and replacement of the  
powerhouse switchgear. Doyle seconded. Motion carried 9-0.

McMorrow left at 9:25.

LoMonte moved to fund future powerhouse R & M up to \$200,000. Markowitz seconded.  
Motion carried 8-0.

Messina moved to accept the Hess Energy/Lawless & Mangione bid for LL 87 compliance, and  
to pay the engineering fee of \$75,000 upfront. Burns seconded. Motion carried 8-0.

Messina moved to make the current rent for the 99-cent store retroactive to April and extend  
through the end of 2013. Doyle seconded. Motion passed 8-0.

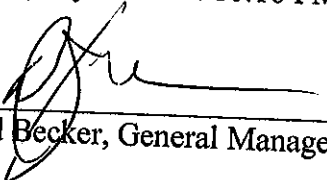
Papazian left at 9:50.


Markowitz made a motion to accept Option C for the Boiler/Machinery insurance policy. Kim  
seconded. Motion passed 7-0.

Doyle moved to approve expenditure up to \$80,000 for sidewalk repair and violation removal up  
to \$80,000 with no further board approval. Messina seconded. Motion carried 7-0.

LoMonte made a motion to host the CCC meeting in May here at Big Six. Doyle seconded.  
Motion passed 7-0.

Meeting adjourned at 10:16 PM.

  
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David Becker, General Manager

  
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Joanne Burns, Secretary

Big Six Towers, Inc.  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

**MINUTES OF BOARD OF DIRECTORS MEETING**

**DATE: October 18<sup>th</sup>, 2012 at 6:30 PM**

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**PRESENT:** Denise Keehan-Smith, Lauren Kim, Lorraine McAndrews, Jerry LoMonte, Lou Messina, and Harry Papazian.

**ATTENDING:** David Becker, and Michael Georg, Douglas Elliman Property Management.

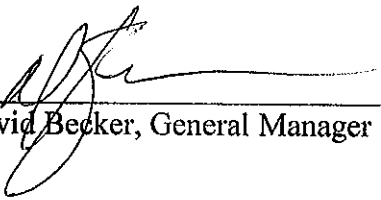
**ABSENT:** Joanne Burns, Diana Cort

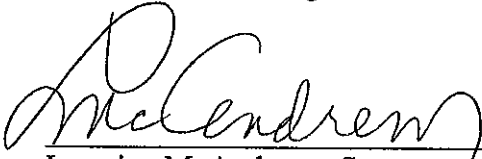
**LOCATION:** 6:30 PM – NORC Community Room

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**Lauren Kim made a motion** that two volunteers be selected after notices posted, to act as Election Inspectors. Volunteers must be available for swearing in during the Annual Meeting on Oct 25<sup>th</sup>, and the morning of Friday Oct 26<sup>th</sup>. They must also be in good standing and not related to any candidate or the other inspector. Lou Messina Seconded the motion. The Board voted unanimously in favor of the motion. **Motion Passed 6-0.**

**Lorraine McAndrews made a motion** that the Board will no longer allow dissemination of printed material from shareholders or outside sources to individual apartments. This excludes Management Approved documentation. Lou Messina seconded the motion. Denise Keehan-Smith, Lauren Kim, Lorraine McAndrews, Lou Messina, and Harry Papazian voted in favor of the motion. Jerry LoMonte voted against the motion. **Motion Passed 5-1.**

  
\_\_\_\_\_  
David Becker, General Manager

  
\_\_\_\_\_  
Lorraine McAndrews, Secretary

**Minutes of Special Board Meeting, October 15, 2012**

**Board members present: Lauren Kim, Jerry LoMonte, Lorraine McAndrews, Lou Messina, Harry Papazian, Denise Keehan-Smith**

**Absent: Joanne Burns, Diana Cort**

**Douglas Elliman Management present: David Becker**

**Attachment: Public Safety Officer Confidentiality Agreement**

The meeting was called to order at 6:32 PM by Board president Keehan-Smith.

**Lou Messina made a motion** to adopt the Public Safety Confidentiality Agreement drafted by Big Six Towers counsel and approved and agreed to by Kyle Bragg of Local 32BJ SEIU. Lorraine McAndrews seconded the motion.. Keehan-Smith, Kim, McAndrews, Messina, Papazian, voted in favor or the motion. LoMonte opposed. **The motion carried 5-1.**

The meeting was adjourned at 6:30 PM.



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David Becker

General Manager



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Lorraine McAndrews

Secretary

Big Six Towers, Inc.  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

**MINUTES OF BOARD OF DIRECTORS MEETING**

**DATE: October 9<sup>th</sup>, 2012 at 6:30 PM**

**PRESENT:** Joanne Burns, Diana Cort, Denise Keehan-Smith, Lauren Kim, Lorraine McAndrews, Jerry LoMonte, Lou Messina, and Harry Papazian.

**ATTENDING:** David Becker, and Michael Georg, Douglas Elliman Property Management.

**LOCATION:** 6:30 PM – NORC Community Room

Monthly meeting began with a presentation from Hess Energy regarding Local Law 87 compliance.

Al Martin gave the Building Reps report.

Lauren Kim gave the Finance report. As of 9/30/2012: Total cash balance \$3,709,523.12  
Total HDC Replacement Reserve balance \$ 1,298,589.66, Total cash position: \$5,008,112.78.

Lorraine McAndrews gave her report on the NORC program.

Lou Messina gave the Public Safety report.

Diana Cort gave the election committee report.

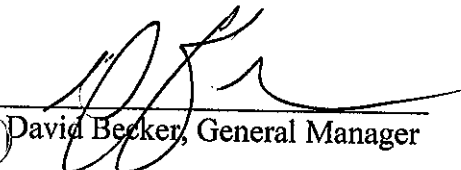
David Becker gave the Management report as well as the Matrix update.

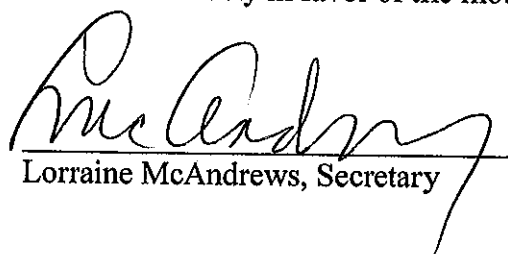
**Lorraine McAndrews made a motion** to strike the last motion on August Minutes as well as the 5<sup>th</sup> and 6<sup>th</sup> motions from the September minutes. Lauren Kim seconded the motion. Denise Keehan-Smith, Lauren Kim, Lorraine McAndrews, Lou Messina, and Harry Papazian voted in favor of the motion. Joanne Burns, Diana Cort and Jerry LoMonte voted against the motion. **Motion Passed 5-3.**

**Diana Cort made a motion** In order to have the August and September minutes approved. The Board will ask the Attorneys whether the Board can delete the motions. (These motions are: the last motion on August Minutes, as well as the 5<sup>th</sup> and 6<sup>th</sup> motions from the September minutes.) Jerry LoMonte seconded the motion. The Board voted unanimously in favor of the motion. **Motion Passed 8-0.**

**Joanne Burns made a motion** to approve color choice #3 for the lobby re-painting project. Lou Messina seconded the motion. The Board voted unanimously in favor of the motion. **Motion Passed 8-0.**

**Jerry LoMonte made a motion** to have Highland Power validate Mike Olech's findings on the Cam Shaft damage for engine #3. Lorraine seconded the motion. The Board voted unanimously in favor of the motion. **Motion Passed 8-0.**

  
David Becker, General Manager

  
Lorraine McAndrews, Secretary

**Big Six Towers, Inc.**  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

**MINUTES OF SPECIAL MEETING OF THE BOARD OF DIRECTORS**

**DATE: September 26, 2012**

**PRESENT:** Joanne Burns, Diana Cort, Denise Keehan-Smith, Lauren Kim, Lorraine McAndrews, Jerry LoMonte, Lou Messina, and Harry Papazian  
David Becker, General Manager

**LOCATION:** 6:30 PM – NORC Community Room

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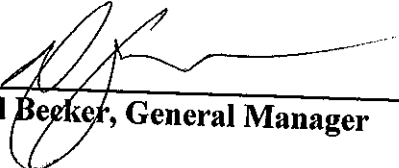
The special meeting was held because of a serious incident with Engine #3. The exhaust valve on the #10 cylinder head had broken. This meant that the piston was striking broken metal at 1200 rpms, and more of this metal was forced into the engine's turbocharger. The engine parts that must be changed are: 1) Cylinder head, 2) Piston head, 3) Bearings, 4) Piston rings and gaskets, and 5) Turbocharger. Additionally, Mike Olech noticed that the adjacent cylinder head was filled with water. Although unrelated to the other problem, this cylinder head must be changed as well.

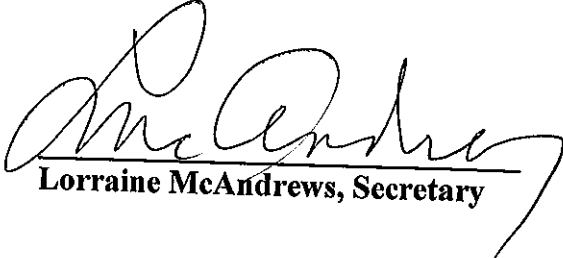
The engine exceeded its warranty running time of 4,000 hours approximately a month ago. The warranty is non-renewable. Mike estimates the repairs to this engine to cost approximately \$16,000.00. The damaged parts have been photographed, and a P.O. prepared. David Becker and Denise Keehan Smith reviewed the damage and fully discussed the situation with Mike, who agreed to make the repairs with his staff.

**Joanne Burns made a motion** to approve \$16,000 to purchase the required parts to repair the engine with the in-house crew. Jerry LoMonte seconded. The motion passed unanimously (8-0)

Meeting adjourned at 7:00 pm

**Date of Approval** Dec 6 2012

  
\_\_\_\_\_  
**David Becker, General Manager**

  
\_\_\_\_\_  
**Lorraine McAndrews, Secretary**

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF BOARD OF DIRECTORS MEETING**

**DATE: September 18, 2012**

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**PRESENT:** Joanne Burns, Diana Cort, Denise Keehan-Smith, Lauren Kim, Lorraine McAndrews, Jerry LoMonte, Lou Messina, and Harry Papazian.

**ATTENDING:** David Becker, and Michael Georg, Douglas Elliman Property Management. Norma LoMonte, Building Rep Program.

**LOCATION:** 6:30 PM – NORC Community Room

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Norma LoMonte gave the building reps report.

Lauren Kim gave the Financial Report and the Move-in Move-out Report.

Lorraine McAndrews gave the NORC Report.

Diana Cort gave a report on the Election Committee.

Lou Messina gave the Public Safety Report.

David Becker gave the Management Report and reviewed the Matrix.

**Lauren Kim made a Motion** to have the Halloween Party on October 27<sup>th</sup>.

Diana Cort seconded the motion. The Board voted unanimously in favor of the motion. **Motion Passed 8-0.**

**Lou Messina made a Motion** to have the Children's day on December 15<sup>th</sup>.

Lauren Kim seconded the motion. The Board voted unanimously in favor of the motion. **Motion Passed 8-0.**

**Lorraine McAndrews made a Motion** to hold the NORC Holiday party on December 1<sup>st</sup>.

Diana Cort seconded the motion. The Board voted unanimously in favor of the motion. **Motion Passed 8-0.**

**Joanne Burns made a Motion** to approve the minutes from the August Board Meeting.

Diana Cort seconded the motion. Joanne Burns, Diana Cort and Jerry LoMonte voted in favor of the motion. Denise Keehan-Smith, Lauren Kim, Lorraine McAndrews, Lou Messina, and Harry Papazian voted against the motion. **Motion Failed 3-5.**

**Lorraine McAndrews made a Motion** that two people living in the same apartment cannot serve on the Board at the same time. Lou Messina seconded the motion. Denise Keehan-Smith, Lauren Kim,

Lorraine McAndrews, Lou Messina, and Harry Papazian voted in favor of the motion. Joanne Burns, Diana Cort, and Jerry LoMonte abstained from voting. **Motion Passed 5-0-3. \***

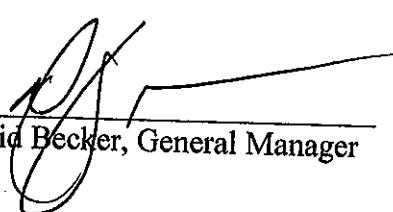
**Jerry LoMonte made a Motion** that married couples living in different apartments cannot serve on the Board at the same time. Diana Cort seconded the motion. Joanne Burns, Diana Cort, and Jerry LoMonte voted in favor of the motion. Denise Keehan-Smith, Lauren Kim, Lorraine McAndrews, Lou Messina, and Harry Papazian voted against the motion. **Motion Failed 3-5. \***

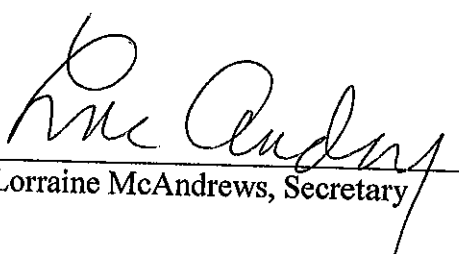
**Lauren Kim made a Motion** to have the Maintenance Department purchase up to forty plants and plant them along building #1. Lou Messina seconded the motion. The Board voted unanimously in favor of the motion. **Motion Passed 8-0.**

**Lou Messina made a Motion** to accept the Fios Non-exclusive offer for a profit of \$74,000. Joanne Burns seconded the motion. The Board voted unanimously in favor of the motion. **Motion Passed 8-0.**

\*"On advice of Counsel, this is outside the purview of the board and must be decided by shareholder vote"

Meeting adjourned at approximately 8:10 P.M.

  
\_\_\_\_\_  
David Becker, General Manager

  
\_\_\_\_\_  
Lorraine McAndrews, Secretary

Big Six Towers, Inc.  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

**MINUTES OF BOARD OF DIRECTORS MEETING**

**DATE: August 7, 2012 at 6:30 PM**

**PRESENT:** Joanne Burns, Diana Cort, Denise Keehan-Smith, Lauren Kim, Lorraine McAndrews, Jerry LoMonte, Lou Messina, and Harry Papazian.

**ATTENDING:** David Becker, and Michael Georg, Douglas Elliman Property Management  
John McMorrow & Norma LoMonte, Building Rep Program

**LOCATION:** 6:30 PM – NORC Community Room

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John McMorrow gave the Building Reps report. He also inquired about scheduling a fire awareness safety day.

Lauren Kim gave the Finance and Garden Club reports. Also discussed the move-in charge

Harry Papazian had nothing to report regarding the buildings and grounds committee.

Lou Messina had nothing to report regarding the Public Safety committee.

Lorraine McAndrews reported on the NORC committee and the August luncheon scheduled with Congressman Joseph Crowley.

David Becker gave the update on the capital projects (Matrix attached) and Management report.

Diana Cort was chosen to chair the election committee.

**Diana Cort made a motion** to approve the scheduling for the Fire Safety awareness day to be September 29th. Joanne burns seconded the motion. The Board voted unanimously in favor of the motion. **Motion Passed 8-0.**

**Lou Messina made a motion** to accept the July Board meeting minutes. Lorraine McAndrews seconded the motion. Joanne Burns, Denise Keehan-Smith, Lauren Kim, Lorraine McAndrews, Lou Messina, and Harry Papazian voted in favor of the motion. Diana Cort and Jerry LoMonte abstained from voting. **Motion Passed 6-0-2.**

**Lou Messina made a motion** to accept Palaccio Painting's bid for \$14,000 to paint the building lobbies. Joanne Burns seconded the motion. Joanne Burns, Denise Keehan-Smith, Lauren Kim, Lou Messina, and Harry Papazian voted in favor of the motion. Diana Cort, Lorraine McAndrews, and Jerry LoMonte abstained from voting. **Motion Passed 5-0-3.**



**Lorraine McAndrews made a motion** to expand the manual door operation for the storefronts to all buildings. Lou Messina seconded the motion. The Board voted unanimously in favor of the motion. **Motion Passed 8-0.**

**Lorraine McAndrews made a motion** to schedule a special meeting following the Keyfood lease committee meeting on Thursday August 9<sup>th</sup>. Diana Cort seconded the motion. The Board voted unanimously in favor of the motion. **Motion Passed 8-0.**

**Lou Messina made a motion** to approve the proposed By-Law regarding six consecutive year term limit for Board members. Harry Papazian seconded the motion. Denise Keehan-Smith, Lauren Kim, Lorraine McAndrews, Lou Messina, and Harry Papazian voted in favor of the motion. Joanne Burns, Diana Cort, and Jerry LoMonte voted against the motion. **Motion Passed 5-3.**

**Harry Papazian made a motion** to approve the proposed By-Law regarding expanding the current one year break between term limits to two years. Lorraine McAndrews seconded the motion. Denise Keehan-Smith, Lauren Kim, Lorraine McAndrews, Lou Messina, and Harry Papazian voted in favor of the motion. Joanne Burns, Diana Cort, and Jerry LoMonte voted against the motion. **Motion Passed 5-3.**

**Lorraine McAndrews made a motion** to approve the proposed By-Law regarding incoming Board members with the lowest number of winning votes take the unexpired term, provided one is available. Lauren Kim seconded the motion. The Board voted unanimously in favor of the motion. **Motion Passed 8-0.**

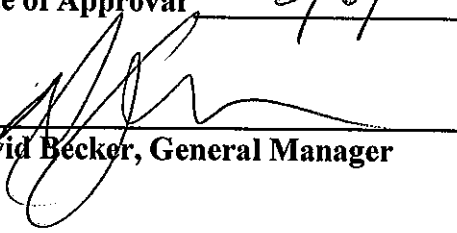
**Harry Papazian made a motion** to approve the proposed By-Law allowing for a phone or E-mail vote in case of emergency with 24 hour notice. Lorraine McAndrews seconded the motion. The Board voted unanimously in favor of the motion. **Motion Passed 8-0.**

**Jerry LoMonte made a motion** that two people living in the same apartment should not serve on the board at the same time. This would also include married couples living in different apartments be prohibited from serving on the board at the same time. Diana Cort seconded the motion. Joanne Burns, Diana Cort, and Jerry LoMonte voted in favor of the motion. Denise Keehan-Smith, Lauren Kim, Lorraine McAndrews, Lou Messina, and Harry Papazian voted against the motion. **Motion Failed 3-5. \***

Meeting adjourned at approximately at 10:25pm

Date of Approval

12/6/12

  
\_\_\_\_\_  
David Becker, General Manager

  
\_\_\_\_\_  
Lorraine McAndrews, Secretary

- On advice of Counsel, this is outside the purview of the Board and must be decided by shareholder vote.

Big Six Towers, Inc.  
59-55 47<sup>th</sup> Avenue  
Woodside, NY 11377

**MINUTES OF BOARD OF DIRECTORS MEETING**

**DATE: July 10, 2012 at 6:30 PM**

**PRESENT:** Joanne Burns, Diana Cort, Denise Keehan-Smith, Lauren Kim, Lorraine McAndrews, Jerry LoMonte, Lou Messina, and Harry Papazian.

**ATTENDING:** David Becker, and Michael Georg, Douglas Elliman Property Management  
Norma LoMonte, Building Rep Program

**LOCATION:** 6:30 PM – Building #2 Community Room

Norma LoMonte delivered the Building Reps report in place of John McMorrow.

Lauren Kim gave the financial report; as well as updates regarding the move-in move-out committee and Garden club.

Lorraine McAndrews gave reports on the building reps and NORC flea market.

Denise Keehan-Smith gave the By-Law report. A meeting has been set up a for the By-Law committee for July 16<sup>th</sup>.

David Becker reported on the Matrix and the management report.

Michael Georg updated the board on the status of the apartment inspections and storage audit.

**Lauren Kim made a motion** for an additional \$300 for the Garden club budget to complete the work around buildings #1 and #6. Joanne Burns seconded the motion. The Board voted unanimously in favor of the motion. **Motion Passed 8-0.**

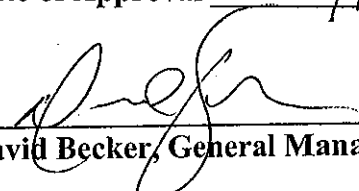
**Joanne Burns made a motion** to accept the June minutes as amended. Lou Messina seconded the motion. The Board voted unanimously in favor of the motion. **Motion Passed 8-0.**

**Jerry LoMonte made a motion** to spend \$3,500 for the PPS&C analysis to back up the warranty for the Powerhouse. Lauren Kim seconded the motion. The Board voted unanimously in favor of the motion. **Motion Passed 8-0.**

**Board entered Executive Session at 9:20 p.m.**

**Meeting ended at approximately 10:30 p.m.**

**Date of Approval** 8/15/12

  
\_\_\_\_\_  
**David Becker, General Manager**

  
\_\_\_\_\_  
**Lorraine McAndrews, Secretary**