

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

MINUTES OF THE BOARD OF DIRECTORS MEETING

DATE: November 13, 2018

6:00 PM, Building 2 Community Room

PRESENT: Thomas Haggerty, Richard Orridge, Jerry LoMonte, John Gillooly,
Andrew Sawicki, Jonathan Bocamunenth, Barbara Collins , Howard Geary, Ben Rodriguez.

ABSENT: Richard Orridge

ATTENDING: David Becker and Tama Francis, Douglas Elliman Property Management
Neil Kaufmann, Newman Newman & Kaufmann
Micheal T. Reilly, Esq., Norris McLaughlin

Gillooly called the meeting to order at 6:00 PM.

Mr. Reilly spoke to the board regarding the duties and obligations of board members. His remarks included fiduciary and ethical obligations, as well as advice regarding the importance of confidentiality and discretion in discussion of matter before the board. He also discussed the ramifications and implementation issues of the “smoke-free” rule passed by the shareholders on the October annual meeting proxy. Mr/ Reilly will prepare recommendations for the board, noting that standards for this rule will need to be established and then enforced uniformly. He recommended that Big Six begin to build and document patterns of behavior with shareholders who smoke, offer suggestions to stop smoking, and to convey that the Board does not plan to proceed with any holdover proceedings for violation of this rule.

Mr. Kaufmann discussed the revised Fiscal Year 2018-2029 operating budget. The budget overall is in good shape, yet the board is closely monitoring it along with our accountants. Potentially increasing fuel costs and water expenditures are a concern, but the board is also monitoring these issues with our CPA as mentioned.

Committee Reports:

Bocamunenth gave the Bldgs & Grounds report. He reviewed a switchgear maintenance proposal from Thomson Controls.

Geary gave the Finance Committee report. Topics presented were the possibility of increased fuel costs and future increases in water bills for the co-op.

Gillooly gave the Public Safety report. Officers and DEPM staff will undergo mandatory training regarding the handling of suspicious persons and packages.

LoMonte moved, Collins seconded, to request a maintenance increase of 3% for 2019 and 1% for 2020 from HPD. Lomonte, Collins, Bocamunenth, Sawicki, Rodriguez voted "Yes." Haggerty, Geary, Gillooly voted "No." Motion passed. 5-3. Mr. Reilly will prepare the application and resolution to be presented to HPD.

Gillooly moved, Sawicki seconded, to approve a proposal from Thomson Controls for service and maintenance of the power plant switchgear. Thomson manufactured the switchgear, which was installed in 2013, and has the records and specific plans for the Big Six installation. Most issues faced by the plant operators can therefore be addressed online or on the phone with Thomson. Motion passed 8-0.

Haggerty moved, Sawicki seconded, to approve the October minutes. Motion passed, 6-0, as Rodriguez and Geary were not board members in October.

Sawicki moved, Gillooly seconded, to afford the same protections to management staff that is given to Big Six employees. This was in response to a past threat made against management by a shareholder. Sawicki, Gillooly, LoMonte, Collins, Bocamunenth, Rodriguez, Haggerty voted "Yes." Geary voted "No." Motion passed 7-1.

Management was instructed to investigate security improvements to the office.

Meeting adjourned at 7:15.

David Becker, General Manager

Thomas Haggerty, Secretary