

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

MINUTES OF THE BOARD OF DIRECTORS MEETING

DATE: November 10, 2020

6:00 PM BOARD MEETING

PRESENT:

- **Kevin Doyle**
- **Howard Geary**
- **Thomas Haggerty**
- **Lorraine McAndrews**
- **Richard Orridge**
- **Barbara Collins**
- **Jerry LoMonte**
- **Jonathan Bocanumenth**
- **Ben Rodriguez**
- **Hasko Muric, Big Six Towers, Inc.**
- **Sanela Osmanovic, DEPM**
- **Melisa Zimonjic, DEPM**

GUEST:

- **Raffaella Dunne, Washington Square Partners**

Kevin Doyle called the Board meeting to order at 6:07pm.

A Big Six Towers Real Estate Evaluation presentation was given by Raffaella Dunne from Washington Square Partners. The board expressed that it's a potential conversation to have in the future about moving forward with the infrastructure.

Hasko Muric discussed the new skeleton crew schedule put in place to catch up with vacant apartments. The skeleton crew consists of having 1 porter taking care of 2 buildings for the time being until maintenance tackles the vacant apartments. Hasko provided the board with an update regarding Rosenwach Tank Co. starting the work in Building #4 water supply tanks.

A Legal Report was given by Michael Reilly regarding pending matters such as Water Bills, Howard Zimmerman Architects P.C., VDA, Inc., Integrated Physical Needs Assessment, Annual Meeting and HDC Submission.

October 13, 2020 Board Meeting Minutes were reviewed and approved by all present Board Members.

The Board discussed the Power Plant Controller Upgrade and looked over the updated work schedule from Thomson Power Systems that was scheduled to commence work from December

1st to December 9th with only 1 night having some power outage interruptions consisting of 2 to 3 hours.

The Board and Management discussed Building 4 basement water infiltration. Management did submit an insurance claim that was denied. Management informed the Board that a rebuttal would be submitted.

The Board spoke about the need to have the Annual Maintenance/Boiler Cleaning work commence. Service contract proposals were presented.

Management and the Board discussed the Power Plant issue with the waste heat boiler steam leaks. Two service proposals were introduced to the Board. It was agreed to get more pricing.

The Board briefly discussed a Public Safety Vehicle and informed Management to have Public Safety look into a few more different vehicle model options.

1st motion was to approve Annual Boiler Maintenance/Cleaning work to begin with Controlled Combustion.

- **Doyle moved, Jonathan seconded, to approve. Motion carried 9-0.**

2nd motion was to approve the Service Contract Proposal from Vapor Intrusion Services.

- **Howard moved, Richard seconded, to approve. Motion carried 9-0.**

3rd motion was to move forward with Unger Realty Services Retainer for J-51 benefits.

- **Kevin moved, Lorraine seconded, to approve. Motion carried 9-0.**

4th motion was to move forward with department heads email domain with GoDaddy.

- **Howard moved, Richard seconded, to approve. Motion carried 9-0.**

Internet motion to approve JAM Plumbing's proposal for the repairing the steam leaks on the waste heat boilers in the power plant.


- **7 internet votes were to approve. Votes were not received by Barbara Collins and Richard Orridge.**

Internet motion to approve moving forward with the option of a single 200 ton chiller manufactured by York along with the in kind replacement of the cooling tower as recommended by HLZA.

- **7 internet votes were to approve. Vote was not received by Ben Rodriguez.**

The meeting was called at 8:14 pm.

**Sanela Osmanovic,
General Manager**


**Richard Orridge,
Secretary**