

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

MINUTES OF THE BOARD OF DIRECTORS MEETING

DATE: November 11, 2014

PRESENT: Kevin Doyle, John McMorrow, Howard Geary, Elizabeth O'Hara, Barbara Collins, Angel Negron, Stu Markowitz, Anna Anzueta, Janet Kregler

ABSENT: N/A

ATTENDING: Larry Vitelli, Barbara Roach, David Becker and Maria Platis, Douglas Elliman Property Management
Norma LoMonte, Al Marton and Dennis McDermott, Building Reps Program

Meeting convened at 6:11 P.M.

Insurance Presentation by Barbara Roach (DEPM): Ms. Roach, VP of Risk Management outlined process for property, liability, umbrella, auto and workers comp policies and answered Board member questions.

Intercom Presentations: Jonah Hertz of XStream presented samples of proposed intercom replacement system.

Pinak of J&D Communications presented that company's equipment.

Both systems would directly dial shareholder phones for access rather than the existing phone wiring.

Building Reps Report: Norma reported

Committee Reports:

Power Plant Committee:	Markowitz reported.
Buildings & Grounds Committee:	McMorrow reported.
Public Safety Committee:	Doyle reported.
Children's Committee:	O'Hara and Kregler reported.
<i>Winter Wonderland is on Saturday, December 20, 2014. Flyer to follow.</i>	
NORC Committee:	O'Hara reported.
<i>Annual NORC Fundraiser Auction is on Sunday, December 7, 2014 from 12:00 P.M. – 3:00 P.M. Gift cards and new items are appreciated. Please make your donations one week in advance.</i>	
Finance Committee:	Geary reported.
Election Committee:	Doyle reported.
Ongoing Projects:	No questions.

Motion was made by McMorrow: To accept the October 2014 Minutes.

Seconded by Geary. Doyle, Negron, Markowitz, Geary, O'Hara, Collins, McMorrow voted "Yes". Anzueta, Kregler abstained, as they were not Board members at the time. Motion carried 7-0-2.

Discussion:

- Painting bids moved to confidential session for discussion
Motion was made by Markowitz: to disqualify J. Lanza's painting bid due to failure to follow property/project walk-through protocol. Seconded by Geary. Doyle, Negron, Markowitz, Geary, O'Hara, McMorrow, Anzueta, Kregler voted "Yes". Collins abstained. Motion carried 8-0-1.
- Staff Holiday Party: Luncheon set for December 18, 2014.
- Building Reps/Volunteer Party: set for December 18, 2014 from 7:00 P.M. to 9:00 P.M.
- Winter Equipment: all equipment has been started and tested twice by Maintenance and Management.
- A.C. covers: must be purchased by shareholders; they may call maintenance and purchase through them.
- Not-for-profit: discussion tabled until December Board meeting, as attorney will be present.
- December Board Meeting: will be closed, as attorney will be present.
- Election Critique: Doyle discussed.

Intercom proposal: Motion was made by Markowitz: to have Becker negotiate one building with XStream to lower price and have an emergency call of the Board to vote. Seconded by O'Hara. Doyle, Negron, Markowitz, Geary, O'Hara, Collins, Anzueta, Kregler voted "Yes". McMorrow abstained. Motion carried 8-0-1.

- **Committee Appointments:**


- **Public Safety: Howard Geary**
- **Building Reps Liaison: Kevin Doyle**
- **Move-in/Move-out: Elizabeth O'Hara**
- **Power Plant: Stu Markowitz**
- **Building & Grounds: John McMorrow**
- **Children's: Janet Kregler**
- **NORC: Anna Anzueta**
- **Shareholder Communication Committee: Anna Anzueta**

Regular meeting adjourned at 8:00 P.M.


Confidential session commenced at 8:03 P.M.

Motion was made by Markowitz: that any abstention that is not the result of absence or conflict of interest, be recorded as a vote of "NO". Seconded by McMorrow. Doyle, Negron, Markowitz, Geary, O'Hara, McMorrow, Anzueta, Kregler voted "Yes". Collins abstained. Motion carried 8-0-1.

Meeting adjourned at 9:14 P.M.



David Becker, General Manager



Elizabeth O'Hara, Secretary