

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

MINUTES OF THE BOARD OF DIRECTORS MEETING

DATE: August 11, 2020

5:30 PM BOARD MEETING

PRESENT:

- **Kevin Doyle**
- **Howard Geary**
- **Thomas Haggerty**
- **John Gillooly**
- **Jerome LoMonte**
- **Richard Orridge**
- **Barbara Collins**
- **Jonathan Bocanumenth**
- **Ben Rodriguez**
- **Sanela Osmanovic, DEPM**
- **Brendan Keany, DEPM**
- **Michael T. Reilly, Noris McLaughlin**
- **Neil Kaufman, NNK**
- **Darren Newman, NNK**

Kevin Doyle called the Board meeting to order at 5:36pm.

Kevin brought forward a shareholder request to be added to the internal three bedroom waitlist before the required one year wait period after having moved to Big Six, the motion was approved by the Board.

Previous Board decision, via email on July 18, 2020, to rent additional parking spots on the shopping center roof was discussed. It was noted that the motion was approved by seven Board members, there was no email response from Jonathan Bocanumenth and Jerome LoMonte.

Hasko Muric, the new Director of Maintenance, was introduced to the full Board.

Newman, Newman & Kaufman, LLP presented the Big Six Operating Budget for the year ending June 30, 2021. The motion was approved unanimously.

July 2020 Board Minutes were reviewed and approved unanimously after noting a misspelling in the minutes.

A final analysis on elections companies for the 2020 Annual Meeting was completed it was decided that MK Elections would be awarded the 2020 contract.

The Legal Report was presented by Michael Reilly. Big Six Fitness lease was discussed and it was agreed that Management, Kevin Doyle and Michael Reilly would make an offer to Big Six Fitness to allow for the surrender of their space.

Proposals for the upcoming Five-Year Sprinkler Flow tests were reviewed and it was agreed that Jam Plumbing would be awarded the job.

HLZA Gas Piping Survey proposal was reviewed and approved unanimously by the Board.

Complex landscaping was discussed and it was agreed that a plan would be devised to move away from using landscapers and having more done in-house.

A discussion about the status of the elevators was had and the Board asked that Management obtain proposals from VDA for necessary elevator upgrades.

1st motion was to approve shareholder request.

- **Doyle moved, Rodriguez seconded, to approve. Motion carried 5-1 with Jerry LoMonte not in approval.**

2nd motion was to approve the 2021 operating budget.

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

3rd motion was to award MK Elections contract for Big Six 2020 Annual Election.

- **Orridge moved, Collins seconded, to approve. Motion carried 9-0.**

4th motion was to allow for Management, Kevin Doyle and Michael Reilly to offer a surrender agreement to Big Six Fitness.

- **Geary moved, Gillooly seconded, to approve. Motion carried 9-0.**

5th motion was to award Jam Plumbing the responsibility of completing the upcoming Five-Year Sprinkler Flow Tests that are due.

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

6th motion to approve HLZA Gas Piping Survey.

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

The meeting was called at 8:07 pm.

**Sanela Osmanovic,
Temporary Assistant Property Manager
Secretary**

Richard Orridge,