

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

MINUTES OF THE BOARD OF DIRECTORS MEETING

DATE: July 14, 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**

Kevin Doyle called the Board meeting to order at 5:35pm.

The Board thanks Assemblyman Brian Barnwell for coming to Big Six Towers to personally hand deliver masks and hand sanitizer.

Brendan Keany and Sanela Osmanovic, were introduced to the Board by Kevin Doyle as the Interim General Manager and Interim Assistant General Manager, respectively.

June 2020 Board Minutes were reviewed and approved.

Richard Orridge discussed elections for the 2020 Annual Meeting and it was agreed that the scope would be narrowed and more focused on virtual options before the next Board meeting.

The Big Six commercial tenancy and the need for lease renegotiations amid COVID-19 were discussed and the Board approved allowing for Brendan Keany to negotiate with commercial tenants on their behalf.

The Board approved the engagement of Washington Square Partners to provide a commercial redevelopment analysis for the Big Six Shopping Center.

Residential arrears were reviewed and the Board approved of adopting a policy of sending management letters to shareholders after two months of non-pay and sending legal demand letters after three months of non-pay.

The Board approved the electrical proposal from DiRusso Electric that would prepare the connections for CondEd to install a meter on parking lot #1.

The Board approved the use of a placement agency, Bachrach Group, to assist in the search for a new Superintendent.

The Board approved to accept the resignation of Murden Woods, the building superintendent.

IPNA Report preparation proposals were reviewed and it was acknowledged that this assessment is an HDC requirement that must be completed. The Board approved to move forward with Lawless & Mangione to complete this assessment on the Big Six Towers' behalf.

Apartment turnover flooring process was discussed and it was agreed that an alternate process would be investigated.

1st motion was to approve the June minutes.

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

2nd motion was to allow for Brendan Keany to negotiate commercial lease modifications on the Board's behalf.

- **Doyle moved, Haggerty seconded, to approve. Motion carried 7-2.**

3rd motion was to accept Washington Square Park's proposal to provide a redevelopment analysis for the Big Six Shopping Center.

- **Doyle moved, Haggerty seconded, to approve. Motion carried 8-1.**

4th motion was to adopt new procedure with regard to residential arrears.

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

5th motion was to approve electrical proposal for parking lot #1.

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

6th motion was to approve the use of Bachrach group in the search for new superintendent.

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

7th motion was to accept Murden Woods' resignation.

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

8th motion was to approve IPNA proposal from Lawless & Mangione.

- **Doyle moved, Geary seconded, to approve. Motion carried 8-1.**

Sanela Osmanovic was excused from the meeting at 8:00 pm.

Sanela Osmanovic,
Temporary Assistant Property Manager
Secretary

Richard Orridge,