

**Big Six Towers, Inc.**  
**59-55 47<sup>th</sup> Avenue**  
**Woodside, NY 11377**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: September 8, 2020**

**6:00 PM BOARD MEETING**

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**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**

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Kevin Doyle called the Board meeting to order at 6:08pm.

August 11, 2020 Board Meeting Minutes were reviewed and approved by all present Board Members, not including Richard Orridge or Jonathan Bocanumenth, as they arrived late.

A Legal Report was given by Michael Reilly that included an update on the Big Six Fitness space surrender and Annual Meeting documents/plan approval by HPD.

Elevator MOD and CAT1 & CAT5 test witnessing proposals provided by VDA were reviewed and discussed. The Board agreed to move forward with Phase I of the Elevator MOD proposals along with the CAT1/CAT5 test witnessing proposal.

The Board discussed tree pruning that was performed by Bartlett in response to most recent storm.

The Board was informed of new email domain registration, @bst.coop. Big Six Management and Big Six Department Heads will start using newly registered Big Six email addresses to provide uniformity among staff.

The Board reviewed proposal for the replacement of the chiller, which is recommended to be done before the next cooling season.

An update was given to the Board on the progress of the jacket water line leak investigation and the plan to move forward with the proposed epoxy sealing of said jacket water lines.

The Board discussed the computers that were previously purchased for the engines in the Power Plant. Thomson is in communication with Mike Olech and Brendan Keany regarding scheduling the installation of these computers.

The Board reviewed potential prospects to take over the late Dr. Asencio's office space and decided unanimously that Dr. Amin and Dr. Reddy were the best option for Big Six Towers, as they are held in high regard by many shareholders who are current patients of theirs.

The Board also reviewed a term sheet proposing QBECF ADHC LLC to move from their current space in the lower level of the Shopping Center to the former Visiting Nurse Service space on the upper level of the Shopping Center. This move will allow for the Management Office to relocate to the lower level of the Shopping Center and combine following department offices: Management, Public Safety, and Maintenance. The Board unanimously approved the QBECF ADHC LLC move to the upper level of the Shopping Center.

The Board was updated on the air conditioning grievance brought to Management by Reyco Pharmacy and it was approved unanimously that Management had the authority to negotiate the matter with Reyco directly.

Current payroll costs were discussed and it was agreed that all overtime should be approved by Management and be allowed only when necessary with said prior approval.

The Board closed the meeting discussing a possible increase to Tito's salary in response to title promotion to Superintendent, a ban on loner stoves, and an announcement to the Complex regarding a collection for the late Migue Cespedes.

1<sup>st</sup> motion was to approve Phase 1 of VDA Elevator MOD and CAT1/CAT5 Test Witnessing Proposals.

- **Bocunumenth moved, Gilloly seconded, to approve. Motion carried 9-0.**

2<sup>nd</sup> motion was to approve Dr. Amin and Dr. Reddy to take over late Dr. Asencio space in Building 3.

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

3<sup>rd</sup> motion was to allow QBECF ADHC LLC to surrender current space in lower level of Shopping Center and lease former Visiting Nurse Service space in upper level of Shopping Center.

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

4<sup>th</sup> motion was to allow Management to negotiate AC grievance with Reyco Pharmacy.

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

5<sup>th</sup> motion was to put an end to unauthorized overtime by all Big Six Towers Staff and allow for only necessary overtime with Management approval

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

*The meeting was called at 8:15 pm.*

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

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**Richard Orridge, Secretary**