

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

MINUTES OF THE BOARD OF DIRECTORS MEETING

DATE: July 9, 2019

6:00 PM, Building 2 Community Room

PRESENT: Howard Geary, John Gillooly, Ben Rodriguez, Jonathan Bocanumenth, Thomas Haggerty, Richard Orridge, Jerome LoMonte, Barbara Collins, Andrew Sawicki.
ATTENDING: David Beckers, Douglas Elliman Property Management
Bldg. Reps: Norma LoMonte and Kenny Mulhern

Gillooly called the meeting to order at 6:00 PM.

Becker reviewed ongoing projects.

The board discussed the known ramifications of upcoming emissions limits mandated by the city. The relevant rule is known as 1305c; a final version does not yet exist. Big Six has already engaged an engineer specializing in this type of work to assess future options for our co-gen facility, and to recommend appropriate avenues.

Geary gave the finance committee report.

The board discussed the best way to pay for the mandated elevator door modifications. The discussion was whether to draw from our HDC reserve or to request the funds from the proceeds of the re-fi with HDC.

Gillooly moved, Bocanumenth seconded, to apply from the re-fi proceeds for the elevator upgrades. Motion carried 9-0.

Gillooly moved, Rodriguez seconded to approve the June minutes with one line stricken. Motion carried 9-0.

The board discussed replacement of the steam traps in every apartment. There is a total of 3,200 of these traps. Replacement of them will greatly improve heat distribution and efficiency.

Gillooly moved, Sawicki seconded, to arrange for the purchase of 3,500 steam trap kits. Motion carried 9-0.

Bocanumenth moved, Sawicki seconded, to approve the Foley labor block for the plant engines. Motion carried 8-1 (Haggerty voted "no")0.

Becker was excused from the rest of the meeting, which adjourned at 8:00 PM.

David Becker, General Manager

Thomas Haggerty, Secretary