

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

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: December 9, 2014 6:30 PM**

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**PRESENT:** Kevin Doyle, John McMorrow, Howard Geary, Elizabeth O'Hara, Angel Negron (arrived 6:55 PM), Stu Markowitz, Anna Anzueta, Janet Kregler

**ABSENT:** Barbara Collins (arrived with guest. Guest refused access; Ms. Collins departed and was recorded as absent).

**ATTENDING:** Dean Roberts, Esq., Norris McLaughlin & Marcus, David Becker, Douglas Elliman Property Management

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Meeting convened at 6:40 P.M. This was a closed meeting. No Building Reps or Guests were present.

**Presentation by Dean Roberts:** Mr. Roberts addressed the board regarding the duties and responsibilities of board members. He stated that members are obligated to maintain the confidentiality of board meetings. He also stressed the importance of keeping board discussions private and elaborated on the inadvisability of using social media or participating in casual gossip or conversation. He further made recommendations regarding how to address nuisance shareholders. He reviewed appropriate pursuit of any action against shareholders who may be causing a nuisance. Mr. Roberts explained the significance of fiduciary duty, and avoiding conflicts of interest. He reiterated the importance of full disclosure to avoid such situations. The board asked questions about obligations under the co-op's by-laws. The board asked questions regarding e-mails and other communications. Mr. Roberts departed at 7:55 and the board went into Executive Session.

During Executive Session, upon a motion made and seconded, the board voted to remove Directors **Negron** and **Collins** for violations of Article III, Section 3 of the By-Laws of Big Six Towers, Inc. Negron left the meeting.

The board went back into regular session at 8:45.

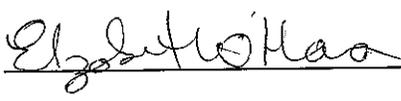
**Motion was made by Markowitz:** To accept the November 2014 Minutes. **Seconded by Anzueta. Motion carried 7-0.**

**Motion was made by Markowitz:** To engage Scorpio Contracting to paint the corridors of Building 7. Upon successful completion, this company will then be engaged to paint the hallways of the other buildings. **Seconded by Anzueta. Motion carried 7-0.**

**Motion was made by Geary:** To set aside 10% of the co-op's utility revenues for emergency capital repairs in the power plant. **Seconded by Kregler. Motion carried 7-0.**

Regular meeting adjourned at 9:15 P.M.

  
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David Becker, General Manager

  
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Elizabeth O'Hara, Secretary