

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

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**DATE: September 9, 2014**

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**PRESENT:** Kevin Doyle, Jerry LoMonte, Angel Negron, Stu Markowitz, Howard Geary, Edwin Bennett, Elizabeth O'Hara

**ABSENT:** Barbara Collins, John McMorrow

**ATTENDING:** David Becker and Maria Platis, Douglas Elliman Property Management  
Norma LoMonte and Al Marton, Building Reps Program

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Meeting convened at 6:30 P.M.

One Call Message System Presentation: overview of mass communication system and demonstration provided by company representative, Janelle Lott.

New Assistant Property Manager, Maria Platis, was introduced. She reviewed her management experience.

Norma gave the Building Reps Report. She reported on the walk-through of the laundry rooms with vendor, Hercules. Items that need to be remedied were discussed and a follow-up walk-through will be scheduled in another week with the vendor. O'Hara passed along complaints and comments regarding storage of personal items in hallways and near stairwells, along with complaints of rubbish left in hallways. Management will re-distribute a general memo to residents regarding this, at the direction of the Board.

**Motion made by Bennett:** That Management place a notice on any private display that appears in a public area stating that if not removed in two (2) days, it will be removed.

**Amended by Doyle:** give seven (7) days notice

**Further amended by Geary** to include the verbiage: any display that is not approved by the Board of Directors or Management.

**Seconded by Markowitz. Motion carried unanimously, 7-0.**

Markowitz gave the Power Plant Committee report.

LoMonte gave the Finance Committee Report.

O'Hara gave the Elections Committee Report. Shareholders have been notified and moving forward, the Committee will work with Platis to review time line and procedures.

Meeting with new shareholders to explain the importance of voting was set for October 1, 2014.

O'Hara gave the Children's Committee Report. The Committee would like one more flea market in the form of a pumpkin patch for the children. Board unanimously gave approval and the date for the event is set for October 18, 2014.

The Board approved Halloween decorations for the lobbies. The Children's Committee will coordinate the collection of Halloween candies for distribution in the lobbies.

O'Hara gave the NORC Committee report. Their auction day is set for December 7, 2014.

Doyle gave the Public Safety Report. New parking stickers have been ordered, which will provide additional anonymity to shareholders. Shareholders may continue to use their current stickers, if they choose, or replace them with the new ones. All shareholders will have thirty (30) days to comply with affixing the parking stickers to their registered vehicles, using either the old or new stickers. Going forward, only the new stickers will be issued. **By 10/31/2014, all vehicles must display a sticker.**

Becker reported on the ongoing projects.

**Motion was made by Markowitz:** To accept the August 2014 Minutes.

**Seconded by Bennett. Doyle, LoMonte, Markowitz, Geary, Bennett voted "Yes". O'Hara and Negron abstained as they were absent from the meeting. Motion carried 5-0-2.**

**Motion made by Doyle:** That the Board approve the By-Law Amendment Proposal.

**Seconded by LoMonte, Motion carried unanimously, 7-0.**

By-Law Amendment from Dean Roberts reviewed. The Board approved to send Bennett's verbiage to HPD for review and consideration.

Hallway Painting Bids were reviewed.

Negron departed at 9:05 P.M.

OneCallNow review and discussion:

**Motion made by LoMonte:** To approve OneCallNow communication system, pending a test period and cancellation clause.

**Seconded by Bennett. Motion carried unanimously, 6-0.**

Meeting adjourned at 9:09 P.M.

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David Becker, General Manager

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Howard Geary, Secretary