

**A Meeting of the Board of Directors of the
Suffolk Regional Off-Track Betting Corporation was held on
May 28, 2026, at 10:00 A.M. at
Suffolk Regional Off-Track Betting HQ, 1180 Veterans Memorial Hwy. Hauppauge, NY 11788**

The following persons were present:

Arlene D. Samos	Vice-Chairwoman
James Kevins, Jr.	Secretary
Kevin Snover, Esq.	Co-Counsel to the Board of Directors
John LaMura, Esq.	Co-Counsel to the Board of Directors
James LaCarrubba	Vice President/COO
Michael Bonakdar	General Manager
Richard Stafford, Esq.	Chief of Staff
Thomas McNally	General Counsel
Celine Gazes	Chief Financial Officer
Kristie L. Hansen	Comptroller
Christine Geisler	Director of Finance
Victor Salamone	Chief of Staff to the Vice President
Arthur Abbate	Corporate Director of Human Resources
Matthew Jennings	Director of Special Projects
Krystina Sconzo	Deputy Chief of Staff
Annalise Sconzo	Senior Executive Assistant
Charles E. Michaels	Director of Operations
Evan Proios	Director of Information Technology
Eric Laskowski	Director of Surveillance
Kevin Warren	Director of Corporate Facilities/Project Manager

The meeting was called to order by Vice Chairwoman Samos at 10:00 a.m.

**ITEM #1 ACKNOWLEDGEMENTS AND APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS
MEETING OF APRIL 26, 2026**

Vice-Chairwoman Arlene Samos conducted the meeting in Chairman John Giannott's absence. Arlene Samos stated the first item on the agenda was to approve the minutes of the Board of Directors' Meeting for April 30, 2025. A motion to approve those minutes was made by Vice-Chairwoman Arlene Samos and seconded by Secretary James Kevins and carried unanimously.

ITEM #2 APRIL 2026 HANDLE REPORT

The Handle report was not discussed at the May 28, 2026 meeting.

ITEMS #3– 6 MARCH 2026 FINANCIALS

Chief Financial Officer Gazes introduced and Director of Finance Geisler, as well as Comptroller Kristie Hansen presented the consolidated financial statements for March 2026 relating to Jake's; as no questions were raised, the financials were accepted into the record.

ITEM #7 RESOLUTIONS

A motion was made to request authorization from the Board to permit certain personnel to attend the Racing and Gaming Conference at the Saratoga Hilton from 8/10/2026-8/12/2026. The motion was passed unanimously.

ITEM #8 PRESIDENT'S MESSAGE

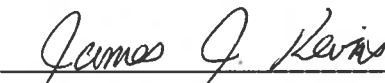
Vice President & COO James LaCarrubba gave the President's Message in the absence of President & CEO Phil Boyle. Vice President LaCarrubba gave updates regarding the expansion and the timing of completion, as well as emptying out and donating the remaining items from the first floor of 1180 Veterans Memorial Highway to make room for construction of the first floor. He also gave an update regarding the Maintenance of Effort issue; a roundtable is being organized by Assemblywoman Werner, who is the Chair of Racing and Gaming for the Assembly, to discuss the issue, which Vice President LaCarrubba will be attending. He also stated that the hours at the Racing Forum will be changing as of June 4, 2026, to stay open until 10:00 pm on Thursdays, Fridays, and Saturdays, and that we will be taking harness races those evenings. He also discussed a 5% Vendor Reduction Fee, which should be granted by the State. The fee reduction will be granted to SROTB/Jake's 58 upon approval of an application submitted to the Gaming Commission. The Vendor Fee will go into effect on July 1, 2026, presuming it is passed and signed. He also acknowledged the passing of Charles Vardakis due to his long fight with cancer and acknowledged Charles' dedication and passion for the job, even while he was ill. Condolences were given to the family, and a moment of silence was observed for his passing. Thereafter Chief of Staff, Richard Stafford gave an update regarding a sublease that was entered into with the County giving them free rental space in the Commack building. Suffolk County is using the space for the District Attorney's office and the Board of Elections.

ITEM #9 ANY AND ALL OTHER MATTERS

Michael Bonakdar acknowledged the passing of Charles Vardakis and recognized Michael Patrovich and Louis Demarco for sending a bus, which transported 30 security officers to the wake. He gave an update regarding maintenance projects and regarding Hulu, which did some filming at Jake's. He also gave an update regarding the progress of the expansion and aligning everything to open as quickly as possible but advised that we don't want to open too early and consequently risk a smooth process. He stated that IT and Surveillance are working closely together to make sure that everything is properly located and stated that the Gaming Commission is very involved in making sure that all cameras are working correctly before we

open. He gave an update regarding the raised flooring in area E, the carpet, signage, branding, and the hope that we are in the building in October/November to do all the testing and training in anticipation of opening in December 2026. He also gave an update regarding the Food Hall and that Jesse March is going to the Chelsea Market to learn with a celebrity chef. He stated that as of now, Jake's staff will be operating 3 restaurants, and there will be a celebrity chef in one of the restaurants. He stated that the marketing and legal teams are working on trademarks, branding, permits, and a potential agreement with Wyndham. He also acknowledged Kevin Warren and his team for their hard work over the years. Thereafter, Vice President LaCarrubba acknowledged Bridgett Middleton for her 85th birthday, which is occurring on Wednesday, June 3, 2026. On behalf of the Board, Vice-Chairwoman Arlene Samos then thanked everyone involved in the expansion for working so hard to make the expansion happen.

A motion was made by the Board of Directors to adjourn the meeting, which was approved. The next meeting will be held on June 25, 2026.



James J. Kevins, Secretary
June 25, 2026