Approved
DATE: 3/17/26
Board Of Directors
Stonybrook Gardens Co-op, Inc.

Stonybrook Gardens Cooperative, Inc.
55 Singer Court, Stratford, CT 06614
Board of Directors,
FEBRUARY 17, 2026
Regular Meeting Minutes

Mary Sajda, President, called the regular meeting to order at 6:04 PM. This is the Regular Monthly Board Meeting of the Cooperative Board of Directors, which the Membership received notice of in December 2025, and the agenda was posted on February 12, 2026, a copy of which agenda notice is attached hereto. The President took attendance and found a quorum present. In attendance were Directors, Dante Defederico, Jessica Guerra, Vickie Hoffman, Sandra Jacobson, Geraldine Lazaro, Julie Lewis, and Tracy MacDaniel. Mary Sajda and Earl Samerotti. Also, present were Karen Coleman, Property Manager, Cooperative Attorney George Martelon, and Stephen Tiberio, Financial Advisor.

REQUESTS: The President reported that there were no requests.

MINUTES: The President asked for consideration of the Board minutes.

January 20, 2026, Monthly Board Meeting Minutes.

Sandra Jacobson moved to waive the reading of January 20, 2026, Board meeting minutes. The motion was seconded by Jessica Guerra. The motion was approved by all Directors in attendance.

The President inquired if there were any corrections to the minutes. None were heard. Sandra Jacobson moved to approve the minutes. The motion was seconded by Tracy MacDaniel. The motion was approved by all Directors in attendance.

PRESIDENT'S REPORT: The President gave a verbal report and read from an email communication from the Director of Community Development & Engagement from the Town of Stratford (attached). She spoke about the upcoming Town Community meeting at the Cooperative Hall scheduled for 6 PM on Thursday, March 5, 2026· Stonybrook agreed to host the meeting concentrating on Town-wide concerns with Town officials in attendance to address questions and issues regarding District 5.

VICE PRESIDENT'S REPORT: The Vice President had no report.

TREASURER' REPORT: The Treasurer gave a report on invoices paid for January 2026 total approved payments of $633,799.78.

Vickie Hoffman moved to approve the report of the Treasurer as submitted. The motion was seconded by Jessica Guerra. The motion was approved by all Directors in attendance.

FINANCIAL REPORT: The Financial Advisor referenced his written report covering all financial transactions through the end of December 2025. He indicated that there were no expenses at variance so far this past month

Jessica Guerra moved to accept the report as presented. Sandra Jacobson seconded the motion. The motion was approved by all Directors in attendance.

PROPERTY MANAGER'S REPORT: No report currently.

DELINQUENCY REPORT. The Property Manager indicated that it was too early in the month to have a final report with delinquency totals and the Board would receive the updated report within the next couple of days.

MAINTENANCE REPORT. The Property Manager reported that 46 work orders were received during the month of January, with 42 completed and 4 of those orders were still open. On call had 9 emergencies that were completed.

Jessica Guerra moved to accept the Delinquency Report and Maintenance Report as presented. The motion was seconded by Sandra Jacobson. The motion was approved by all Directors in attendance.

OLD BUSINESS: No old business was reported.

NEW BUSINESS: No new business was reported.

MEMBERS' COMMENTS:

Members In attendance were:

Diane Brown of 87 Marsh Way
Chris Jacques of 1013 Success Avenue
Lawrence Lazaro of 57 Underwood Court

The members were asked if any of them had comments or questions for the Board. All members stated that they were in attendance to observe the meeting. There were no comments.

There being no comments, a motion to adjourn regular session and begin Executive Session was requested.

Vickie Hoffman moved to adjourn the Regular session and to begin the Executive Session at 6:20 PM. The motion was seconded by Dante Defederico. The motion was approved by all Directors in attendance.

Present in the Executive Session, Dante Defederico, Jessica Guerra, Vickie Hoffman, Sandra Jacobson, Geraldine Lazaro, Julie Lewis, Tracy MacDaniel, Mary Sajda, and

Earl Samerotti. Also, present were Stephen Tiberio, Financial Advisor, Karen Coleman, Property Manager, and Cooperative Attorney George Martelon.

Vickie Hoffman moved to end the Executive Session and resumed the regular session at 7:50 P.M. Earl Samerotti seconded the motion. The motion was approved by all Board members in attendance. In attendance were Directors Dante Defederico, Jessica Guerra, Vickie Hoffman, Sandra Jacobson, Geraldine Lazaro, Julie Lewis, Tracy MacDaniel, Mary Sajda, and Earl Samerotti, also present were Karen Coleman, Manager, Stephen Tiberio, Financial Advisor and Cooperative Attorney George Martelon.

MOTIONS ON MATTERS DISCUSSED IN EXECUTIVE SESSION

1. After a report was given passing on information to the Board about no heat and a recent pipe burst at 59 Fisher Court, Jessica Guerra moved to engage Charter Oak Environmental to evaluate the situation at 59 Fisher Court to determine the presence of mold. Further that the members' account should be fined $500.00 for failure to maintain the unit in accordance with the Rules and Regulations. Further maintenance should be directed to inspect the building and the crawl space for any damage resulting from the broken pipes and possible water damage. The motion was seconded by Julie Lewis. The Motion was approved by all Directors in attendance.

2. Mr. Tiberio presented the payroll portion of the financial report. Vickie Hoffman moved to approve the financial report. The motion was seconded by Jessica Guerra. Tracy MacDaniel abstained. The motion was approved by all other Directors in attendance.

3. The Board received a report of no gas service at 318 Stonybrook Road, and Jessica Guerra moved to request an inspection of the unit to determine the presence of building damage. The motion was seconded by Julie Lewis. The motion was approved by all Directors in attendance.

4. The Board received a report of no gas service at 26 Baird Court. Earl Samerotti moved to require an inspection of the unit to determine the presence of building damage. The motion was seconded by Vickie Hoffman. The motion was approved by all Directors in attendance.

5. The Board received a report of the difficulties in trying to market the Cooperative-owned unit at 1121 Success Avenue due to finance restrictions. Sandra Jacobson moved to reduce the asking price to $61,900.00 and to allow 10 days more to sell if not to proceed with the bathroom renovations as proposed by the maintenance staff. The motion was seconded by Earl Samerotti, The motion was approved by all Directors in attendance.

6. The Maintenance Report was presented. Jessica Guerra moved to accept the Maintenance Report as presented. The motion was seconded by Earl Samerotti. The motion was approved by all Directors in attendance.

7. Correspondence was received from the Conservator responsible for the care and maintenance of the unit at 46 Vought Place. Earl Samerotti moved to accept the repairs proposed by the Conservator to take place before sale with the understanding that (1.) the unit interior be completely cleared out prior to sale, (2.) that all exterior work be completed as proposed so that the exterior is returned to its original condition to protect the structural integrity of the building and (3.) that the interior of the unit and the crawl space can be made available for a complete inspection prior to any sale. The motion was seconded by Sandra Jacobson. The motion was approved by all Directors in attendance.

8. A report was given about the unfinished rules enforcement efforts applicable to the units at 95 Marsh Way and 384 Stonybrook Road. Despite prior orders given to the members, the rules violations existing at each unit were still present. Sandra Jacobson moved to set those matters down for rules enforcement hearings during the April Regular monthly Board meeting. The motion was seconded by Dante Defederico. The motion was approved by all Directors in attendance.

9. The Board poll from January 29, 2026, was read. Vickie Hoffman moved to accept the Board poll as presented. The motion was seconded by Jessica Guerra. The motion was approved by all Directors in attendance

There being no further motions before the Board, A motion to adjourn was requested. Vicki Hoffman moved at 7:50 PM to adjourn. The motion was seconded by Earl Samerotti. The motion was approved by all Directors in attendance.

Respectfully Submitted,

Julie Lewis, Secretary *
Cooperative Attorney

*Based on the transcript prepared by the Cooperative Attorney.