Approved
DATE: 2/17/26
Board Of Directors
Stonybrook Gardens Co-op, Inc.

Stonybrook Gardens Cooperative, Inc.
55 Singer Court, Stratford, CT 06614
Board of Directors,
JANUARY 20, 2026
Regular Meeting Minutes

Mary Sajda, President, called the regular meeting to order at 6:02 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 January 15, 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, Vickie Hoffman, Sandra Jacobson, Geraldine Lazaro, Tracy MacDaniel, Mary Sajda and Earl Samerotti. Julie Lewis will be late. Jessica Guerra was absent due to illness. Also, present Cooperative Attorney George Martelon, and Stratford Police Officer Sharnick, Badge #249. Karen Coleman, Property Manager absent and Steve Tiberio, Financial Advisor absent.

REQUESTS: The President reported that there was one request.

1162 Success – Request for an extension to install a fence

Earl Samerotti moved to approve the requests as submitted. The motion was seconded by Vickie Hoffman. The motion was approved by all Directors present.

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

November 9, 2025, Annual Membership Meeting Minutes.

Sandra Jacobson moved to waive the reading of the Membership meeting minutes. The motion was seconded by Earl Samerotti. The motion was approved by all Directors in attendance.

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

November 18, 2025, Regular Monthly Board Meeting Minutes.

Sandra Jacobson moved to waive the reading of the Board meeting minutes. The motion was seconded by Vickie Hoffman. 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 Earl Samerotti. The motion was approved by all Directors in attendance.

January 5, 2026, Special Board Meeting Minutes.

Vickie Hoffman moved to waive the reading of the Board meeting minutes. The motion was seconded by Earl Samerotti. The motion was approved by all Directors in attendance.

The President inquired if there were any corrections to the minutes. None were heard. Earl Samerotti moved to approve the minutes. The motion was seconded by Dante Defederico. The motion was approved by all Directors in attendance.

January 5, 2026, Organizational Board Meeting Minutes.

Tracy MacDaniel moved to waive the reading of the Board meeting minutes. The motion was seconded by Earl Samerotti. The motion was approved by all Directors in attendance.

The President inquired if there were any corrections to the minutes. None were heard. Vickie Hoffman moved to approve the minutes. The motion was seconded by Dante Defederico. The motion was approved by all Directors in attendance.

PRESIDENT'S REPORT: The President gave a verbal report. She mentioned the program to collaborate with members to replace parking pads and how she hoped that more members would participate. The President advised that parking pad inspections would begin soon. She stated that Stonybrook needed more parking and that a long-term solution needed to be identified.

Julie Lewis enters meeting.

VICE PRESIDENT'S REPORT: The Vice President was absent and there was no Report.

TREASURER' REPORT: The Treasurer gave a report on invoices paid for November with total approved payments of $246,447.15.

The Treasurer gave a report of invoices paid for December with total payments of $267,516.35.

Earl Samerotti moved to approve the report of the Treasurer as submitted. The motion was seconded by Vickie Hoffman. The motion was approved by all Directors in Attendance.

FINANCIAL REPORT: The Financial Advisor was absent, but the written report included in the meeting material was presented.

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

PROPERTY MANAGER'S REPORT: Karen Coleman was absent. Mary Sajda reported on behalf of the Property Manager.

DELINQUENCY REPORT. The Property Manager indicated that the delinquency totals for October were $34,544.84

MAINTENANCE REPORT. The Property Manager reported that 93 work orders were received during the month of December, with 91 completed and 2 of those orders were still open. On-call 17 work orders all closed.

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

OLD BUSINESS: No old business was reported.

NEW BUSINESS: The President reported that a new buyer had been approved for the unit at 23 Baird Court. Earl Samerotti moved to approve this buyer. The motion was seconded by Vickie Hoffman. The motion was approved by all Directors in attendance.

MEMBERS' COMMENTS:

Members In attendance were:

Diane Brown of 87 Marsh Way
Chris Jacques of 1013 Success Avenue

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 convene the Executive Session was requested.

Earl Samerotti moved to adjourn the Regular session and to convene the Executive Session at 6:15 PM. The motion was seconded by Dante Defederico. The motion was approved by all Directors in attendance.

Present in the Executive Session were Directors, Dante Defederico, Vickie Hoffman, Sandra Jacobson, Geraldine Lazaro, Julie Lewis, Tracy MacDaniel, Mary Sajda and Earl Samerotti. Also, present Cooperative Attorney George Martelon. Jessica Guerra is absent. Karen Coleman, Property Manager, absent and Steve Tiberio Financial Advisor absent.

Sandra Jacobson moved to end the Executive Session and resumed the regular session at 7:15 P.M. Geraldine Lazaro seconded the motion. The motion was approved by all Board members in attendance. In attendance were Directors Dante Defederico, Vickie Hoffman, Sandra Jacobson, Geraldine Lazaro, Julie Lewis, Tracy MacDaniel, Mary Sajda, and Earl Samerotti, also present was Cooperative Attorney George Martelon. Absent were Jessica Guerra, Vice President, Karen Coleman, Property Manager and Steve Tiberio, Financial Advisor.

MOTIONS ON MATTERS DISCUSSED IN EXECUTIVE SESSION

1. Vickie Hoffman moved to approve the changes to the rule on Collection policy and refer it to the membership for comment. The motion was seconded by Earl Samerotti. The Motion was approved by all Directors in attendance.

2. Geraldine Lazaro moved to approve the financial report. The motion was seconded by Vickie Hoffman. Tracy MacDaniel abstained. The motion was approved by all other Directors in attendance.

3. Sandra Jacobson moved to accept the Delinquency report. The motion was seconded by Tracy MacDaniel. The motion was approved by all Directors in attendance

4. Vickie Hoffman moved to accept the Maintenance Reports. Sandra Jacobson seconded the motion. The motion was approved by all Directors in attendance.

5. Geraldine Lazaro moved to accept the Property Managers report. The motion was seconded by Earl Samerotti. The motion was approved by all Directors in attendance.

6. Earl Samerotti moved to approve the bid from Mike's Masonry for chimney work. The motion was seconded by Geraldine Lazaro. The motion was approved by all Directors in attendance.

7. Tracy MacDaniel moved to approve the sending of a letter to the member at 1101 Success Avenue regarding a parking issue. The motion was seconded by Dante Defederico. The motion was approved by all Directors in attendance.

8. Vickie Hoffman moved to approve the board polls from November 17, 2025. The motion was seconded by Sandra Jacobson. The motion was approved by all Directors in attendance.

9. Sandra Jacobson moved to approve the board polls from December 5, 2025. The motion was seconded by Vicki Hoffman. The motion was approved by all Directors in attendance. Tracy MacDaniel abstained.

10. Earl Samerotti moved to approve the changes to the Buyer's Application forms and the Certificate Policy as submitted. The motion was seconded by Vickie Hoffman. The motion was approved by all Directors present.

11. Sandra Jacobson moved to accept the bid from O&M for the electrical upgrade to the exterior office lighting. The motion was seconded by Julie Lewis. The motion was approved by all Directors present.

12. Earl Samerotti moved to approve the changes to the Hall Rental rules by reducing the rental fee to $50.00 and creating a separate fund to deposit the rental payments for use of special membership activities. Further, it was moved that the members may have an additional hour before and at the end of the day of the event. The motion was seconded by Dante Defederico. The motion was approved by all Directors present.

13. Earl Samerotti moved to send the member at 36 Sikorsky in response to the complaint received from neighbors. The motion was seconded by Vickie Hoffman. The motion was approved by all Directors present.

There being no further motions before the Board, A motion to adjourn was requested. Vicki Hoffman moved at 7:20 PM to adjourn. The motion was seconded by Dante Defederico. 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.