Approved
DATE: 4/22/26
Board Of Directors
Stonybrook Gardens Co-op, Inc.

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

Mary Sajda, President, called the regular meeting to order at 6:00 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 March February 13, 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, Sandra Jacobson, Julie Lewis, and Tracy MacDaniel. Mary Sajda and Earl Samerotti. Vickie Hoffman and Geraldine Lazaro were absent. Also, present were Officer McAvoy, Badge 211 Stratford Police Department, Cooperative Attorney George Martelon, and Stephen Tiberio, Financial Advisor. Karen Coleman, Property Manager, absent.

REQUESTS: The President reported that there were no requests.

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

February 17, 2026, Monthly Board Meeting Minutes.

Sandra Jacobson moved to waive the reading of February 17, 2026, Board meeting minutes. The motion was seconded by Dante Defederico. The motion was approved by all Directors in attendance.

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

PRESIDENT'S REPORT: The President had no report.

VICE PRESIDENT'S REPORT: The Vice President reported that the Ice Cream Social this year will be held on Saturday June 20, 2026 @1pm-3pm. More information to follow.

TREASURER' REPORT: The Treasurer had no written report and advised that the financial information would be reported next month.

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

FINANCIAL REPORT: The Financial Advisor reported on the financial activity through

January of 2026 and reported no variations from the budget.

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

OFFICE MANAGER'S REPORT: No report was presented as the Manager was absent due to illness.

DELINQUENCY REPORT. The President reported that the delinquency total for the month as $19,596.79.

MAINTENANCE REPORT. The President reported that the Maintenance report would be submitted next month when the Manager was present.

OLD BUSINESS: No old business was reported.

NEW BUSINESS: Earl Samerotti moved to approve two new buyers for the purchase of 22 Sikorsky Place and 333 Stonybrook Road. The motion was seconded by Julie Lewis. The motion was approved by all Directors in attendance.

The President addressed agenda item for Members Comments:
-Charges, Fees, Fines and/or Collection and Foreclosure Rule Revision.
No comments were heard.
Jessica Guerra moved to approve the revision of the Charge Rule. The motion was seconded by Julie Lewis. 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
Laura Thomas of 58 Vought Place

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.

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

Present in the Executive Session were Directors, Dante Defederico, Jessica Guerra, Sandra Jacobson, Julie Lewis, Tracy MacDaniel, Mary Sajda and Earl Samerotti.

Absent were Geraldine Lazaro, Tracy MacDaniel, and Karen Coleman, Property Manager. Also, present were Stephen Tiberio, Financial Advisor, and Cooperative Attorney George Martelon.

Jessica Guerra moved to end the Executive Session and resumed the regular session at 7:00 P.M. Dante Defederico seconded the motion. The motion was approved by all Board members in attendance. In attendance were Directors Dante Defederico, Jessica Guerra, Sandra Jacobson, Julie Lewis, Tracy MacDaniel, Mary Sajda, and Earl Samerotti, also present was Cooperative Attorney George Martelon. Absent were Geraldine Lazaro, Tracy MacDaniel, and Karen Coleman, Property Manager.

MOTIONS ON MATTERS DISCUSSED IN EXECUTIVE SESSION

1. Jessica Guerra moved to approve the financial report. The motion was seconded by Sandra Jacobson. Tracy MacDaniel abstained. The Motion was approved by all Directors in attendance.

2. Earl Samerotti moved to approve the delinquency report, maintenance report and legal report. The motion was seconded by Jessica Guerra. The motion was approved by all other Directors in attendance.

3. Earl Samerotti moved to allow a waiver of contract provisions to allow one of the maintenance crew who has exhausted his sick time to use accumulated personal time off instead for future absences. The motion was seconded by Sandra Jacobson. Tracy MacDaniel and Julie Lewis abstained. The motion was approved by all Directors in attendance.

4. Jessica Guerra moved to approve the Board poll of February 21, 2026. The motion was seconded by Tracy MacDaniel. The motion was approved by all Directors in attendance.

5. Jessica Guerra moved to approve the bid of Charter Oak Environmental for the remediation at 59 Fisher Court. The motion was seconded by Dante Defederico. The motion was approved by all Directors in attendance.

6. Tracy MacDaniel moved to deny the request from Town Hall to conduct a community meeting at the Cooperative Hall in April and any future meetings. The motion was seconded by Dante Defederico. The motion was approved by all Directors in attendance.

There being no further motions before the Board, A motion to adjourn was requested. Dante Defederico moved at 7:20 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.