Approved DATE: 6/16/26 Board Of Directors Stonybrook Gardens Co-op, Inc.

Stonybrook Gardens Cooperative, Inc.
55 Singer Court, Stratford, CT 06614
Board of Directors,
MAY 19, 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 May 14, 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, Tracy MacDaniel, Mary Sajda and Earl Samerotti. Also, present were Karen Johnson, Property Manager, Cooperative Attorney George Martelon, and Stephen Tiberio, Financial Advisor.

REQUESTS: The President reported that there were four requests. The Property Manager presented the requests to the Board:

1. 168 Cupheag Crescent – Furnace Replacement
2. 59 Hull Court – Install Shed
3. 147 Marsh Way – renovations to kitchen and porch windows.
4. 109 Vought Place – install an addition.

Sandra Jacobson moved to table consideration of the request from 168 Cupheag Crescent and to submit with required information. The motion was seconded by Earl Samerotti. The motion was approved by all Directors in attendance.

Sandra Jacobson moved to approve the requests for 59 Hull Court, 147 Marsh Way and 109 Vought Place. The motion was seconded by Julie Lewis. The motion was approved by all Directors in attendance.

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

April 21, 2026, Monthly Board Meeting Minutes.

Sandra Jacobson moved to waive the reading of April 21, 2026, 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. Earl Samerotti moved to approve the minutes from the Board meeting of April 21, 2026. The motion was seconded by Vickie Hoffman. The motion was approved by all Directors in attendance.

PRESIDENT'S REPORT: The President gave an oral report. She reported that progress on the website was being made and the website should be completed by next month. The President reported that the chimney repair project was almost complete with only 5 chimneys left to go. She reported that unit inspections were being conducted by the office and wood replacement by maintenance was taking place. The President advised that the new "private property" signs and other replacement signs (to include direction signs for members on McNair Road) were expected soon. The members' handbook revisions were ongoing with a focus at present on updating the rules and that this would take months to complete. Finally, the President reported on the recent developments with the Town revaluation and changes in the residential assessments and the certain impact on Stonybrook's taxes moving forward.

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

TREASURER' REPORT: The Treasurer gave reports for April of 2026. She reported that the total approved expenses for April were $63,760.67. (A copy of which is attached hereto)

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

FINANCIAL REPORT: The Financial Advisor reported on the financial activity through March of 2026 and reported no variations from the budget.

DELINQUENCY REPORT. The Manager reported that the total delinquency for the month as $23,431.66.

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

MAINTENANCE REPORT. The Manager reported that during April 2026, there were 63 work orders with 50 closed and 13 remaining open. She added that there were 7 emergency orders during the month.

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

PROPERTY MANAGER'S REPORT: No Report

OLD BUSINESS: The President gave a short report on the pending zoning application related to 2803 Broadbridge Avenue. (A copy of which is attached hereto) No other old business was reported.

NEW BUSINESS: The Cooperative Attorney reported that the buyer for 26 Vought Place was approved of last month and now wanted to note for the record that the Seller of 26 Vought Place has entered into a contract to purchase the Cooperative unit at 1175 Success Avenue. As consistent with past practice a Stonybrook member was permitted to transfer his membership from one unit to another.

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MEMBERS' COMMENTS:

Members In attendance were:

Lawrence Lazaro of 57 Underwood Court
Lennox Petrie of 41 Hull Court
Nancy Sniffen of 5 Hull Court
Laura Thomas of 58 Vought Place
Suzanne Albernaz of 109 Vought Place
Joan Welch of 127 Marsh Way

The members were asked if any of them had comments or questions for the Board.

Lennox Petrie stated how happy he is with the new office staff.

Nancy Sniffen asked about the Board's plan to get a good price for parking pad repairs and how that plan was intended to work.

Joan Welch read from a written letter (a copy of which is attached hereto) about her request to obtain a copy of the office record of unit owners -members and their addresses. She also pointed out from her research that the proper cost to charge for receiving copies of these Stonybrook records was 20 cents a page.

With the comments completed, a motion to adjourn regular session and begin Executive Session was requested.

Geraldine Lazaro moved to adjourn the Regular session and to begin the Executive Session at 6:55 PM. The motion was seconded by Vicki Hoffman. The motion was approved by all Directors in attendance.

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

Tracy MacDaniel moved to end the Executive Session and resumed the regular session at 8:30 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, Vickie Hoffman, Sandra Jacobson, Geraldine Lazaro, Julie Lewis, Tracy MacDaniel, Mary Sajda, and Earl Samerotti, also present was Karen Johnson, Property Manager, Stephen Tiberio, Financial Advisor, and Cooperative Attorney George Martelon.

MOTIONS ON MATTERS DISCUSSED IN EXECUTIVE SESSION

1. A proposed letter from the Coop was distributed to the Board as a response to the members' letter received regarding 76 Fisher Court. The letter focused on maintenance issues. Vickie Hoffman made a motion to approve the issuance of the proposed letter to the member. The motion was seconded by Geraldine Lazaro. Sandra Jacobson abstained. The motion was approved by all remaining Board members in attendance.
2. Stephen Tiberio presented a resolution to be submitted to M&T Bank concerning the Directors and Officers authorized to sign checks on all the M&T accounts. The resolution authorized the existing signers plus Earl Samerotti as a new signer on the account as assistant Treasurer. Jessica Guerra moved to approve the resolution as presented. The motion was seconded by Vickie Hoffman. The motion was approved by all Directors in attendance.
3. Vickie Hoffman moved to approve the finance report as presented. The motion was seconded by Jessica Guerra. Tracy MacDaniel abstained. The motion was approved by all remaining Board members in attendance.
4. Jessica Guerra 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.
5. Jessica Guerra moved to direct the Cooperative Attorney to proceed with the proposed course of legal action as discussed. The motion was seconded by Julie Lewis. Vickie Hoffman abstained. The motion was approved by all remaining Directors in attendance.
6. After a discussion of the Cooperative by-law requirement covering HO-6 homeowners' insurance, Earl Samerotti moved that any member found to be in default for not providing this proof of insurance after due notice and hearing shall be assessed the cost of the premium required to provide replacement insurance for the unit plus a $50.00 fine. The motion was seconded by Dante Defederico. The motion was approved by all Directors in attendance.
7. Jessica Guerra moved to approve the expenditure of $600.00 for the cost of translating the Cooperative website text into Spanish. The motion was seconded by Sandra Jacobson. The motion was approved by all Directors in attendance.

8. Atter a discussion of the maintenance issues reported at 57 Marsh Way, Jessica Guerra moved to direct that the gas service lines connected to the unit at 57 Marsh Way be fixed and gas service be restored. Further, any other units reported to the office with similar gas line issues should be immediately inspected to determine if they required replacement as well. The motion was seconded by Sandra Jacobson. The motion was approved by all Directors in attendance.
9. Earl Samerotti moved to approve the proposal for the completion of the private property signs, and additional cost for replacement signs needed. (including signs for members on McNair Road). The maintenance staff will install the signs during the upcoming summer. The motion was seconded by Sandra Jacobson. Tracy MacDaniel voted no. The motion was approved by all remaining Directors in attendance.
10. A draft letter was distributed to all Directors covering a proposed notice to members concerning the Members' Parking Pad/Driveway Compliance Program. Jessica Guerra moved to approve the letter and to authorize its distribution to the applicable members. The motion was seconded by Julle Lewis. The motion was approved by all Directors in attendance.
11. The President proposed the cancellation of the July regular meeting but with the understanding that all member and essential business would be carried forward by board polls if necessary. The Motion to cancel the July regular meeting was made by Jessica Guerra. The motion was seconded by Vickie Hoffman. The motion was approved by all Directors in attendance.
12. Jessica Guerra moved to approve the Board Poll. The motion was seconded by Sandra Jacobson. The motion was approved by all Directors in attendance.
13. The President discussed the maintenance work assignments projected for the summer. Jessica Guerra moved to approve the plan to have the maintenance staff on an overtime schedule during the summer to address important property maintenance needs. The motion was seconded by Sandra Jacobson. Tracy MacDaniel and Julie Lewis abstained. The motion was approved by all remaining Directors in attendance.

There being no further motions before the Board, A motion to adjourn was requested. Vickie Hoffmann moved at 8:40 PM to adjourn. The motion was seconded by Dante Difederico. 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.