

APPROVED
DATE: 8-18-26
Board Of Directors
Stonybrook Gardens Co-op, Inc.

**Stonybrook Gardens Cooperative, Inc.
55 Singer Court, Stratford, CT 06614
Board of Directors,
JULY 8, 2026
Special Meeting Minutes**

President Mary Sajda, called the special meeting to order at 6:00 PM. This is the Special Board Meeting of the Cooperative Board of Directors, which the Membership received notice of in December 2025, and the agenda was posted on July 2, 2026, a copy of which agenda notice is attached hereto. The President took attendance and found a quorum present. In attendance were Directors, Diane Brown, Jessica Guerra, Geraldine Lazaro, Julie Lewis, Tracy MacDaniel, Mary Sajda and Earl Samerotti. Dante Defederico and Sandra Jacobson were absent. Also present was Property Manager Karen Johnson, Cooperative Attorney George Martelon.

The President stated that this was an executive session of the Board of Directors regarding members business do to the cancellation of the July 21, 2026, Monthly meeting. The business will be limited to the agenda items only.

Jessica Guerra moved to go into executive session to conduct Rules and Regulation Hearings with members in attendance. The motion was seconded by Tracy MacDaniel. The motion was approved by all Directors in attendance.

EXECUTIVE SESSION:

The President read the Rules and Regulation Violation Hearing Process to the members attending.

Members in attendance during executive session were Alfred Powell of 92 Vought Place, Liam McGeough of 111 Vought Place and Kelly Kopatch of 1180 Success Avenue.

Jessica Guerra moved to adjourn executive session and to return to Regular Session. The motion was seconded by Julie Lewis. The motion was approved by all Directors in attendance.

The following motions were considered in Regular Session because of the hearings and discussion that took place in Executive Session.

Geraldine Lazaro moved to approve the fines listed below based on the hearings that took place in Executive Session. The motion was seconded by Earl Samerotti. The motion was approved by all Directors in attendance.

154 Cupheag Crescent – \$25 fine
95 Marsh Way - \$250.00 fine
316 Stonybrook Road - \$100.00 fine
1155 Success Avenue - \$25.00 fine
1180 Success Avenue - \$100 fine
18 Vought Place - \$50.00 fine
54 Vought Place – \$25.00 fine
71 Vought Place - \$50.00 fine
92 Vought Place - \$50.00 fine
93 Vought Place - \$50.00 fine
111 Vought Place - \$50.00 fine
131 Vought Place - \$100 fine
71 Hull Court – Paint - \$50.00 fine
93 Vought Place – Paint - \$50 fine

Jessica Guerra moved to approve the request of the member at 55 Fisher Court for a patio. The motion was seconded by Julie Lewis. The motion was approved by all Directors in attendance.

Jessica Guerra moved to deny the request of the member at 5 Bullard Court regarding the \$25.00 fine previously assessed. The motion was seconded by Earl Samerortti. The motion was approved by all Directors in attendance

Julie Lewis moved to send a hearing letter to the member at 123 Vought Place. The motion was seconded by Diane Brown. The motion was approved by all Directors in attendance.

Earl Samerotti moved to approve the bid from Fairfield County Landscaping for the 318 Stonybrook Road clean up that needed to be addressed asap. The motion was seconded by Tracy MacDaniel. Jessica Guerra voted no. The motion was approved by all Directors in attendance.

The President reported that this completed the consideration of the items on the meeting agenda. The President asked if there was any other business to come before the Board and none was reported. The President then requested a motion to adjourn. Tracy MacDaniel moved to adjourn the meeting. The motion was seconded by Geraldine Lazaro. The motion was approved by all Directors in attendance. The meeting adjourned at 7:20 PM.

Respectfully Submitted,



Julie Lewis, Secretary

