

Stonybrook Gardens Cooperative, Inc.
55 Singer Court, Stratford, CT 06614
Board of Directors,
JUNE 16, 2026
Regular Meeting Minutes

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



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 June 11, 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, Geraldine Lazaro, Julie Lewis, Mary Sajda and Earl Samerotti. Sandra Jacobson and Tracy MacDaniel were absent. Also, present were Karen Johnson, Property Manager, Cooperative Attorney George Martelon, and Stephen Tiberio, Financial Advisor.

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

1. 33 Fisher Court – Fence replacement
2. 333 Stonybrook Road – shower and bathroom upgrade
3. 51 Vought Place – Shed and gazebo installation.

Julie Lewis moved to approve the three requests as submitted with some further information provided to the office regarding removal of a large rock for the 51 Vought Place request. The motion was seconded by Dante Defederico. The motion was approved by all Directors in attendance.

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

May 19, 2026, Monthly Board Meeting Minutes.

Vickie Hoffman moved to waive the reading of May 19, 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 from the Board meeting of May 19, 2026. The motion was seconded by Julie Lewis. The motion was approved by all Directors in attendance.

PRESIDENT'S REPORT: The President had no report.

VICE PRESIDENT'S REPORT: The Vice President reminded everyone about the ice cream social scheduled for this coming Saturday.

TREASURER' REPORT: The Treasurer was absent so that the report for May will be given next month.

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

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

DELINQUENCY REPORT. The Manager reported that the total delinquency for the month was \$21,149.33

MAINTENANCE REPORT. The Manager reported that during April 2026, there were 92 work orders with 66 closed. She added that there were 6 emergency orders during the month.

Earl Samerotti 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. No other old business was reported.

NEW BUSINESS: The President reported that a replacement Director, Diane Brown, would be seated effective after this meeting with the resignation and departure of Vickie Hoffman who is moving out of state. The Board wished Vickie well and thanked her for her services as a Board Of Director.

Julie Lewis moved to approve Diane Brown as a Director. The motion was seconded by Earl Samerotti. The motion was approved by all Directors in attendance.

Jessica Guerra moved to approve the New Buyers for 70 Baird Court and 1121 Success Avenue. Vickie Hoffman abstained. The motion was seconded by Earl Samerotti. The motion was approved by all Directors in attendance.

MEMBERS' COMMENTS:

Members In attendance were:

Edwin Santiago of 51 Vought Place
Laura Broadnax of 16 Bodine Court
Sue Albernaz of 109 Baird Court
Scott Traverse of 9 Baird Court

Paul White of 1140 Success Avenue
Diane Brown of 87 Marsh Way
Jeff Myers of 82 Bullard Court

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

Edwin Santiago of 51 Vought Place was attending in conjunction with his request
Laura Broadnax of 16 Bodine Court was attending a rules hearing
Sue Albernaz of 109 Vought Place was observing
Scott Traverse of 9 Baird Court was attending for a rules hearing
Paul White of 1140 Success Avenue was attending his first meeting – just observing
Diane Brown of 87 Marsh Way was attending to take her new position as a Board member
Jeff Myers of 82 Bullard Court was attending for a rules hearing.

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

Jessica Guerra moved to adjourn the Regular session and to begin the Executive Session at 6:20 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, Geraldine Lazaro, Julie Lewis, Mary Sajda and Earl Samerotti. Also in attendance were Karen Johnson, Property Manager, Stephen Tiberio, Financial Advisor, and Cooperative Attorney George Martelon.

Vickie Hoffman 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, Geraldine Lazaro, Julie Lewis, Mary Sajda, and Earl Samerotti, also present was Karen Johnson, Property Manager and Cooperative Attorney George Martelon.

MOTIONS ON MATTERS DISCUSSED IN EXECUTIVE SESSION

1. After conducting a hearing at which the member from 16 Bodine Court was in attendance, the member spoke to her health issues explaining that she would have her violation completed within the week. Vickie Hoffman moved to waive the fine violation of the Cooperative rules. The member was granted the additional time to correct the violation, to be followed up by the office. The motion was seconded by Geraldine Lazaro. The motion was approved by all Board members in attendance.
2. After conducting a hearing at which the member from 9 Baird Court was in attendance, Vickie Hoffman moved to find the member in violation of the Cooperative rules and to direct the member to clean up the unit grounds of

debris and automobiles within two weeks and to fine the member \$25.00. The motion was seconded by Geraldine Lazaro. The motion was approved by all Board members in attendance.

3. After conducting a hearing at which the member from 82 Bullard Court was in attendance, Vickie Hoffman moved to find the member in violation of the Cooperative rules and to direct the member to address the maintenance issues contained in the hearing notice within two weeks and to fine the member \$100.00. The motion was seconded by Geraldine Lazaro. The motion was approved by all Board members in attendance.
4. After conducting a hearing at which the member from 14 Baird was not in attendance, Vickie Hoffman moved to fine the member in violation of the Cooperative rules and to direct the member to address the maintenance issues contained in the hearing notice within two weeks and to fine the member \$100.00. The motion was seconded by Geraldine Lazaro.
5. After conducting a hearing at which the members for the units listed below were not present, Vickie Hoffman moved to fine the members of the units listed below in violation of the Cooperative rules and to direct the member to address the maintenance issues contained in the hearing notice within two weeks and out of fairness to the other members to fine the member for each unit listed below \$25.00. The motion was seconded by Geraldine Lazaro.
 - a. 84 Baird Court
 - b. 5 Bullard Court
 - c. 61 Bullard Court
 - d. 59 Fisher Court
 - e. 61 Fisher Court
 - f. 10 Vought Place
 - g. 12 Vought Place

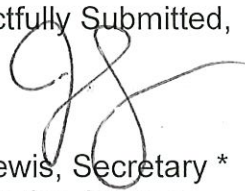
The motion was approved by all Board members in attendance.

6. Jesssica Guerra moved to approve the financial report as presented. The motion was seconded by Julie Lewis. The motion was approved by all Directors in attendance.
7. Jessica Guerra moved to approve the Delinquency Report as submitted. The motion was seconded by Julie Lewis. The motion was approved by all Directors in attendance.
8. Jessica Guerra moved to approve the Maintenance Report as submitted. The motion was seconded by Julie Lewis. The motion was approved by all Directors in attendance.

9. Jessica Guerra moved to approve the report of the Property Manager as submitted. The motion was approved by Julie Lewis. The motion was approved by all Directors in attendance.
10. Earl Samerotti moved to approve the office personnel action as discussed by the Board in executive session with the compensation level as agreed upon during that discussion. The motion was seconded by Vickie Hoffman. The motion was approved by all Directors in attendance.
11. Jessica Guerra moved to approve the Board poll as referenced in the agenda. The motion was seconded by Julie Lewis. The motion was approved by all Directors in attendance.
12. Jessica Guerra moved to accept the bid of Cruz for the tree damage repair at 1190 Success Avenue for \$9,008.00 roof repair plus \$1,200 for window repair. The motion was seconded by Julie Lewis. The motion was approved by all Directors in attendance.
13. Jessica Guerra moved to direct that a letter be sent to the member at 70 Fisher Court in reply to the letter received regarding tree trimming. The Motion was seconded by Julie Lewis. The motion was approved by all Directors in attendance.
14. Jessica Guerra moved to direct that a letter be sent to the member at 70 Vought Place in reply to the letter received about damaged patio furniture. The motion was seconded by Julie Lewis. The motion was approved by all Directors in attendance.

There being no further motions before the Board, A motion to adjourn was requested. Vickie Hoffmann moved at 8:50 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.

