

Stonybrook Gardens Cooperative, Inc.
55 Singer Court, Stratford, CT 06614
Board of Directors,
AUGUST 18, 2026
Regular Meeting Minutes

APPROVED
9/15/26
DATE: Board Of Directors
Stonybrook Gardens Co-op, Inc.

Mary Sajda, President, called the regular meeting to order at 6:03 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 August 13, 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, Dante Defederico, Jessica Guerra, Sandra Jacobson, Geraldine Lazaro, Julie Lewis, Tracy MacDaniel, Mary Sajda and Earl Samerotti. Also, present were Karen Johnson, Property Manager and Cooperative Attorney George Martelon. Stephen Tiberio, Financial Manager was absent.

REQUESTS: The Property Manager presented the requests for questions from the Board of Directors.

1. 28 Baird Court – Air conditioning
2. 2697 Broadbridge – Replace two windows
3. 7 Baird Court – Expand parking pad
4. 70 Baird Court – Install fence on top of deck
5. 70 Bullard Court – Bathroom and shower addition
6. 36 Fisher Court – Front and rear park porches – time extension
7. 1288 Success – Window and door replacement
8. 117 Vought Place – Bathroom shower installation

Jessica Guerra moved to approve the requests as submitted with a 5ft height restriction on 70 Baird Court fence request. Julie Lewis seconded the motion. Earl Samerotti abstained as to 7 Baird Court. The motion was approved by all other Directors in attendance.

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

June 16, Monthly Board Meeting Minutes.

Diane Brown moved to waive the reading of June 16, 2026, Board Meeting Minutes. The motion was seconded by Jessica Guerra. The motion was approved by all Directors in attendance.

The President inquired if there were any corrections to the minutes. Diane Brown noted that her address should be corrected to 87 Marsh Way. Diane Brown moved to approve the Minutes from the Board meeting of June 16, 2026 as corrected. The motion was seconded by Dante Defederico. The motion was approved by all Directors

in attendance.

July 8, Special Board Meeting Minutes.

Earl Samerotti moved to waive the reading of July 8, 2026, Board Meeting Minutes. The motion was seconded by Tracy MacDaniel. The motion was approved by all Directors in attendance.

The President inquired if there were any corrections to the minutes. None were heard. Geraldine Lazaro moved to approve the minutes from the Special Board meeting of July 8, 2026, as corrected. The motion was seconded by Diane Brown. The motion was approved by all Directors in attendance.

July 21, 2026, No Meeting (Board Vacation)

July 28, Special Board Meeting Minutes.

Sandra Jacobson moved to waive the reading of July 28, 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. Earl Sameotti noted he did not make the first motion to deny maintenance overtime. It was Geraldine Lazaro and he second the motion. Tracy MacDaniel noted that because Julie Lewis left the meeting prior to the end, the transcript prepared by the Cooperative Attorney should be stated. Sandra Jacobson moved to approve the minutes from the Special Board meeting of July 28, 2026, as corrected. The motion was seconded by Earl Samerotti. The motion was approved by all Directors in attendance.

PRESIDENT'S REPORT: The President expressed her concern regarding the Town Property Tax Revaluation and the impact on Stonybrook and its members. The amount of money Stonybrook has to pay was not expected to this degree (this sentiment is consistent across most of the Town) President Sajda asked the Cooperative Attorney to explain the impact of the tax reevaluation and the mill rate increase on the Cooperative tax bill payments.

The status of the Union contract was also discussed and is currently waiting for signatures by the Teamsters Local 191.

The President mentioned current problems with the mail delivery throughout the Cooperative. She emphasized the impact on the office business regarding dated material coming and going.

Tracy MacDaniel moved that a letter of concern should be sent to the Postmaster about the current difficulties with postal delivery at Stonybrook. The motion was seconded by Dante Defederico. The motion was approved by all Directors in attendance.

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

TREASURER' REPORT: The Treasurer presented her report for banking activity for both June and July of 2026. She reported that the total payments for June equaled \$67,690.91 and payments for July were \$609,216.08. (A copy of which is attached hereto)

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

FINANCIAL REPORT: The Financial Advisor was absent but submitted his report in writing. Jessica Guerra moved to accept the financial report as presented. The motion was seconded by Julie Lewis. Tracy MacDaniel abstained. The motion was approved by all other Directors in attendance.

DELINQUENCY REPORT. The Property Manager reported that the total delinquency for the month of August \$43,262.03.

MAINTENANCE REPORT. The Property Manager reported the work order report for the months of June, July and so far in August as follows;

June – 33 work orders, 33 completed.

July - 81 work orders – 78 completed, 3 open

August – 28 work orders – 11 completed, 17 open

PROPERTY MANAGER'S REPORT:

The Property Manager reported that a Stratford Police Officer came into the office to view our cameras for suspicious activity on the Sikorsky Access Road. The officer advised that there has been activity regarding stolen vehicles.

Sandra Jacobson moved to accept the Delinquency and Maintenance Reports as presented. The motion was seconded by Diane Brown. The motion was approved by all Directors in attendance.

OLD BUSINESS: The President gave a short report on the status of the application for the Zone Change Amendment relating to the proposed redevelopment of 2803 Broadbridge Avenue. The President reported that Stonybrook and its neighbors were successful in helping prevent the application from getting approved. However, stated that we need to stay diligent on these issues. President Sajda thanked the Board Members, members of the community and Attorney Martelon for their support and attending the Town meetings. There were written reports that were submitted by Stonybrook on behalf of its members at the Town Zoning Committee Meeting. (A copy of which is attached hereto)

The President announced that the installation of the new Private Property Signs

throughout the property have been installed. Additionally, a letter has been sent to the Stratford Police Department notifying them of this information as it relates to the patrolling of our property. (A copy of which is attached hereto)

No other old business was reported.

NEW BUSINESS: The Property Manager reported that two buyers had been reviewed for the following units, 1175 Success Avenue and 46 Vought Place.

Earl Samerotti moved to approve those buyers. The motion was seconded by Sandra Jacobson. The motion was approved by all Directors in attendance.

The President reviewed the new Maintenance Rules as distributed to all of the members. She also mentioned that new additions to the Rules would be added to the Rules regarding unit transfers and extended absences. (A copy of which is attached hereto)

Jessica Guerra moved to accept the new Maintenance Rules as presented. The motion was seconded by Sandra Jacobson. The motion was approved by all Directors in attendance.

MEMBERS' COMMENTS:

Members In attendance were:

Kathleen Martin – 328 Stonybrook Road
Lawrence Lazaro – 57 Underwood Court
Ann Bryan – 132 Marsh Way
Mary Lesko – 35 Cupheag Crescent
Thomas Rotz – 131 Vought Place
Lurline Wray – 75 Marsh Way

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

Thomas Rotz of 13 Vought Place spoke about the maintenance rules enforcement issue and fine at his unit, specifically the storage of the jet ski in his yard. He was advised that the Board would take this up in executive session.

Lurline Wray of 75 Marsh Way spoke about the problems of poison ivy in her yard and on her street. She asked for the Board to take immediate action.

The other members present advised that they were all just observing.

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 7:15 PM. The motion was seconded by Julie Lewis. The motion was approved by all Directors in attendance.

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

Tracy MacDaniel moved to end the Executive Session and resumed the regular session at 9:10 P.M. Earl Samerotti seconded the motion. The motion was approved by all Board members in attendance. In attendance were Directors Diane Brown, Dante Defederico, Jessica Guerra, Sandra Jacobson, Geraldine Lazaro, Julie Lewis, Tracy MacDaniel, Mary Sajda, and Earl Samerotti, also present were Karen Johnson, Property Manager and Cooperative Attorney George Martelon. Stephen Tiberio, Financial Advisor was absent.

MOTIONS ON MATTERS DISCUSSED IN EXECUTIVE SESSION

1. After conducting a hearing at which the member from 131 Vought Place was in attendance, Julie Lewis moved to maintain the fine previously assessed against this unit for continued rules violations for yard debris and lack of maintenance. The motion was seconded by Diane Brown. The motion was approved by all Board members in attendance.
2. After conducting a hearing for failure to paint a unit exterior as previously directed at which the member from 30 Hull Court was not in attendance, Jessica Guerra moved to direct that the unit be painted based on a quote of \$1,385.00 and that the cost of the painting be charged back to the unit account. The motion was seconded by Julie Lewis. The motion was approved by all Board members in attendance.
3. Jessica Guerra moved to approve the financial report based on the written report from Mr. Tiberio. The motion was seconded by Julie Lewis. Tracy MacDaniel abstained. The motion was approved by all other Board members in attendance.
4. Jessica Guerra moved to acknowledge/approve the financial advisor's update(The President read from correspondence from Mr. Tiberio) that he has been dealing with cash flow issues and has supplemented the shortage with funds from the replacement reserve of (\$185,000.00) and will work on replacing these funds back to the replacement reserve as soon as possible. The motion was seconded by Diane Brown. The motion was approved by all Directors in attendance.

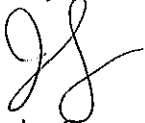
5. Jessica Guerra moved to accept the delinquency report. The motion was seconded by Diane Brown. The motion was approved by all Directors in attendance.
6. Jessica Guerra moved to accept the maintenance report. The motion was seconded by Julie Lewis. The motion was approved by all Directors in attendance.
7. Jessica Guerra moved to accept the Whistle Blower Policy and the Conflict-of-Interest policy as explained by the Cooperative Attorney to be implemented January 2027. The motion was seconded by Earl Samerotti. The motion was approved by all Directors in attendance.
8. Diane Brown moved to approve the designation of the President of the Board, the Cooperative Attorney and the Property Manager as a subcommittee to conduct future HO6 hearings with members. All Directors will be aware of the hearing dates and may attend if available. The motion was seconded by Earl Samerotti. The motion was approved by all Directors in attendance.
9. Jessica Guerra moved to accept the Property Manager report as presented. The motion was seconded by Diane Brown. The motion was approved by all Directors in attendance.
10. The President and the Property Manager presented an explanation of the proposed letter to be sent to members regarding Parking Pad/Driveway Compliance Program. Jessica Guerra moved to approve the letter as presented. The motion was seconded by Diane Brown. The motion was approved by all Directors in attendance.
11. The Property Manager gave the Directors an update regarding matters at 105-107 Marsh Way. Earl Samerotti moved to direct that the unit 107 Marsh Way be charged back for recent treatment and put on a treatment plan as was provided in the report from Absolute Pest. He further moved that a follow up inspection be conducted after infestation is cleared up to determine the need for future treatment or any repairs. The motion was seconded by Dante Defederico. The motion was approved by all Directors in attendance.
12. The President presented the draft Annual Meeting notice and draft Petition for Director election to the Board for 2026. Earl Samerotti moved to approve the Notice and Petition for use this fall. The motion was seconded by Diane Brown. The motion was approved by all Directors in attendance.
13. Jessica Guerra moved to approve the Board Polls of June 22, 2026, regarding office staff and the Town Meeting, the Board Poll of July 25, 2026, regarding removal of a tree stump and the Board of Board Poll of August 4, 2026 regarding 318 Stonybrook Road and 99 Vought Place. The motion

was seconded by Julie Lewis. The motion was approved by all Directors in attendance.

14. Jessica Guerra moved to authorize the plumbing repairs at 99 Vought Place estimated at \$8,000.00 and to charge the unit back for the cost. The motion was seconded by Julie Lewis. The motion was approved by all Directors in attendance.
15. Tracy MacDaniel moved to approve the sale of the unit at 97 Vought Place by the member "As Is" with maintenance stipulations required from the buyer as part of the buyer approval. The motion was seconded by Dante Defederico. The motion was approved by all Directors in attendance.
16. Jessica Guerra moved to authorize the tree work at 328 Stonybrook Road so that the member could replace the existing driveway. The member would be responsible to remove two stumps. The motion was seconded by Diane Brown. The motion was approved by all Directors in attendance.
17. Jessica Guerra moved to deny the members' correspondence request to install concrete steps at the unit at 1131 Success Avenue. The motion was seconded by Diane Brown. The motion was approved by all Directors in attendance.
18. Tracy MacDaniel moved to deny the members' correspondence request at 1173 Success Avenue to remove a late charge for a late payment. The motion was seconded by Jessica Guerra. The motion was approved by all Directors in attendance.
19. Jessica Guerra moved to deny the members' correspondence request to remove a fine from the unit account at 71 Vought Place. The motion was seconded by Tracy MacDaniel. The motion was approved by all Directors in attendance.
20. Diane Brown moved to deny the members' correspondence request to waive a fine for failure to properly maintain steps and deck at 111 Vought Place. The motion was seconded by Jessica Guerra. The motion was approved by all Directors in attendance.
21. Earl Samerotti moved to direct that the area in the vicinity of 95 Marsh Way be sprayed to eradicate poison ivy that was spreading throughout the area including removing the debris and misc. items at 95 Marsh Way. 95 Marsh Way unit to be charged back for the cost. The motion was seconded by Dante Defederico. The motion was approved by all Directors in attendance.

There being no further business on the agenda, the President asked for a motion to adjourn at 9:20 PM. Earl Samerotti moved to adjourn. Geraldine Lazaro seconded the motion. The meeting was adjourned.

Respectfully Submitted,



Julie Lewis, Secretary *
Cooperative Attorney

*based on the transcript prepared by the Cooperative Attorney.

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