



CONCORD SQUARE VILLAGE OWNERS' ASSOCIATION INC. (CSVOA) MASTER BOARD (FINAL - 02/06/24)

INFORMATION SHEET CSV CONDOMINIUMS

CSVOA Master Board and CSV Building Owners Associations A thru O Boards

The Concord Square Village (CSV) Condominiums has sixteen (16) Boards managing their community. The CSVOA Master Board (1) and the individual Building Owners Associations Boards A thru O (15). These Boards consist of up to four (4) owners who have volunteered for positions to manage the Master Board and individual Building Association Boards. The positions are President, Vice President, Treasurer, and Secretary.

PLEASE NOTE: These board members are volunteers, they are not compensated, they pay the same monthly fees and assessments as other non-board owners. Also, keep in mind, the CSVOA Master Board does not interfere with the management of the individual Building Owners Associations Boards A thru O.

The CSVOA Master Board and Individual Building Owners Association Boards - A thru O are as follows:

Currently the CSVOA Master Board and Buildings A, B, C, D, E, F, G, H, I, J, and O are owner self-managed, meaning no management company. Buildings K & L and M & N each combined their Buildings into two (2) owners' association boards. Also, Buildings K & L and M & N have hired management companies, but they are still required to have owners' association boards that monitors/approves the management companies' activities, reporting, etc.

The governing documents for the CSVOA Master Board and the individual Building Owners Associations Boards, A thru O, are identified as the Declarations and By-Laws. The Declarations and By-Laws documents are the rules and regulations for the management of the owners' associations. The Declarations and By-Laws documents for each of the CSVOA Master Board and the individual Building Owners Associations Boards, A thru O, have the same format for the management of their buildings' associations. The CSVOA Master Board, the individual Building Owners Associations Boards, and all the individual owners are required by Ohio law to follow their respective Declarations and By-Laws. Also, everyone should have copies of their respective Declarations and By-Laws.

PLEASE NOTE: These Declarations and By-Laws must be reviewed and updated periodically by the association's boards, owners, and their attorneys.

The CSVOA Master Board manages the following, etc.:

The CSVOA Master Board collects and manages their respective monthly fees from the A thru O Building Associations. The Master Board Treasurer maintains the CSVOA Master Boards' financial records, budgets, and insurance. The CSVOA Master Board focuses on the main water/sewer, trash collections, snow removal, swimming pool area, playground area, landscaping (front properties only), and the main concrete driveway, etc. The CSVOA Master Board is responsible for negotiating contracts for the snow removal, swimming pool, trash collection, the main concrete driveway repair/replacement, landscaping (front properties only), and manage meetings, etc. Also, the CSVOA Master Board can enforce the 15-mph speed limit, pool rules, etc.

The Individual Building Owners Associations Boards A thru O manages the following, etc.:

The individual Building Owners Associations Boards collect and manage their respective monthly fees from their owners. They maintain their own financial records, budgets, and insurance. The individual Building Owners Associations Boards focus on maintaining their buildings, roofs, back driveways, sidewalks, landscaping, sewers, and manage meetings, etc. The Individual Boards and Owners should know their respective rules/regulations. Their Boards should enforce their rules/regulations and the owners should abide by them, including their guests/visitors. Also, when an owner lists their Condo Unit to sell, their Board should be notified to process any paperwork, etc.