

The Sanctuary at Oak Creek

2026 Annual Members Meeting, Board Election, Proxy and Policy Meeting

Public information summary prepared by Sanctuary Get Involved (an independent, owner-operated resource). This is NOT an official Association document. Owners should rely on their official mailed packet for the complete forms and controlling instructions.

Meeting

Date: Wednesday, August 19, 2026

Time: 6:00 PM

Location: Oak Creek Community Amenity Center, 7461 S. Falkenburg Road, Riverview, Florida 33578

Board Election

One (1) Board of Directors seat is scheduled for election. The candidates listed in the official election mailing are:

- Brad Downey
- Ian Knowles

Owners may vote for no more than one candidate.

Quorum Is Required

The Association must establish a quorum representing 30% of the community's voting interests before ballots may be opened or counted. Quorum may be established through attendance in person, or submission of the Limited Proxy included in the official mailing.

If quorum is not established, no ballots will be counted, including ballots previously received by mail.

Limited Proxy

Owners who cannot attend are strongly encouraged to complete and return the Limited Proxy so their home may be counted toward quorum. The proxy may be:

- mailed or delivered to: 2654 Cypress Ridge Boulevard, Suite 101, Wesley Chapel, Florida 33544;
- emailed to: TPicciano@inframark.com; or
- delivered at the Annual Meeting.

Mailed or emailed proxies should be received by 12:00 noon on August 19, 2026. Only the proxy may be emailed. Ballots cannot be emailed.

Secret Ballot Instructions

1. Vote for no more than one candidate.
2. Do not place your name, signature, address or other identifying information on the ballot.
3. Place only the completed ballot inside the Inner Ballot Envelope.
4. Do not sign or place identifying information on the Inner Ballot Envelope.
5. Seal the Inner Ballot Envelope.

6. Place the sealed Inner Ballot Envelope inside the Outer Return Envelope.
7. Complete and sign the Outer Return Envelope.
8. Do not place the proxy inside the Inner Ballot Envelope.

Placing a proxy or identifying information inside the Inner Ballot Envelope may cause the ballot not to be counted.

Owners may mail or deliver their completed ballot package to the management address above so it is received by noon on August 19, or deliver it at the meeting before ballot counting begins. Owners may also attend and vote in person if they have not already returned a ballot.

Board and Policy Meeting

Immediately following the Annual Members Meeting, the Board will conduct its organizational meeting and consider appointment of Board officers, the updated Fence/Border Fence Policy, the Abatement Policy, and owner comments.

The proposed fence policy includes standards for fence materials, colors, heights and locations. Certain previously approved fences may remain grandfathered until they require replacement. Owners with fences installed without prior approval may be required to submit an ARC application within the specified period after the policy becomes effective.

The proposed Abatement Policy establishes procedures allowing the Association, after applicable notice and cure periods, to correct certain maintenance or common-property violations and assess permitted costs against the responsible owner.

Sanctuary Get Involved is operated by LTI Group LLC. It is not the homeowners association, Board of Directors, property management company, legal counsel, election administrator, or an official Association communication channel. Nothing here is legal advice. The official Association notice and governing documents control. Owners should carefully review the official mailed packet for the complete rules, forms and instructions.