

FRYE ISLAND IN THE 60s and 70s

By Joan Rivard, Frye Island Historical Society Chair

Members: Kent Anson, Roger Senz, Buddy Rogers, Sandy Storer, Amy Wagner,
Stephanie Stone

This is a compilation of the 25-part series of FINS articles, presented by the Frye Island Historical Society during the 2022 season, highlighting the challenges, efforts, and successes of the original owners of Frye Island. We owe them a debt of gratitude for their perseverance. Thank you to all our "founding families"!

PART 1: The story of Frye Island in the 60s and 70s requires a little background knowledge. Our story starts in 1947 with a local physician, Dr. Joseph Earnhardt, from Westbrook, Maine. As a young man, Dr. Earnhardt worked at a summer camp on the west side of Sebago. He regularly took groups of boys to Frye Island for overnight camping. He fell in love with the island and inquired about buying it. He was told it was owned by the heirs of the Lamb family and the price was \$150,000. He couldn't afford it at that time. But in late summer of 1948, the realtor contacted him to see if he still had interest. Much of the island had been burned in the great Maine forest fires of October 1947 and the family was interested in selling the island for \$10,000. Dr. Earnhardt purchased 100 acres on the easterly side for \$5,000. Ernest and John Porell of Westbrook purchased the remaining 900 acres for \$5,000. After being discharged from the service in 1950, Dr. Earnhardt fulfilled his dream and began a boys' sailing camp on his land. (However, this is a story for another time.)



By the late 1950s, the Maine Turnpike had been extended northward and had been widened south of Portland. The Porell brothers had never made any effort to develop their land. Dr. Earnhardt, seeing the writing on the wall, asked the State of Maine and Portland Water District to buy the Porell's land and make it into a game preserve. The Porells offered to sell it for \$85,000. The state turned it down, saying it would be too difficult to police the land.

In September of 1964, Dr. Earnhardt met Al Bowron from Leisure Living, Inc.

PART 2: By the end of 1964, Leisure Living, Inc. purchased the Porell brothers' 900 acres for \$100,000. Leisure Living, Inc. was run by J.A. ("Al") Bowron and Gould H. Coleman, two New England developers with backgrounds in establishing summer resort properties.



Al Bowron

Gould Coleman

Al Bowron was described as a "colorful but sometimes abrasive" character. His nickname was the "Pink Panther" because of a pink Rolls Royce he drove and the pink jumpsuit he often wore. He was also known for spending hours in the phone booth at Rubb's Cove (present Ferry Landing on Raymond Neck) "working his potential island lot buyers." The Sebago Lake Shores brochure describes Bowron and Coleman: "These two men, motivated by a deep desire to make a significant contribution to environmental living, have already satisfied the leisure living aspirations of thousands. Their past accomplishments have dramatically demonstrated their ability to create and perpetuate high-quality vacation communities, earning them a nationwide reputation among the most enlightened exponents of leisure living."

Other Chartered Leisure Living Communities:

Treasure Island, Square Lake, Shapleigh, ME/Lake Balch Shores, Acton, ME/ Pleasant Mountain Lake Shores, Denmark, ME/Harpswell-by-the-Sea, Harpswell, ME/ Pawtucket Lake Shores, Nottingham, NH/Long Pond Estates, Northwood, NH/
Harbor Coves, Chatham, MA/Monomonoc Lake Shores, Winchendon, MA
Hickory Hills Lake Shores, Lunenburg, MA

PART 3: During the summer of 1965, Leisure Living trucked an "old, rotted, flat bottom scow" from Casco Bay via Route 25 and Route 35 to Sebago Lake Village. Launching from Sebago Lake Village, they transported bulldozers to the island. Leisure Living built miles of roads, the club house and the administrative building.

Later that year, Al Bowron purchased an old Casco Bay Lines ferry which began transporting prospective buyers, men, and equipment from Rubb's Cove [present mainland ferry landing] to the northeastern landing on the island for construction of the development's infrastructure and cottages. Lots sold for \$3,300 and up. Meanwhile, Al Bowron was threatened with a lawsuit after he tried to take control of the landing of Rubb's Cove, refusing to share it with others.



Dr. Earnhardt described the next several years as a “circus” with salespeople and prospective buyers vying for choice lots. He was losing his island paradise.

PART 4: In the mid-sixties, Sebago Lake Shores (in some documents called either Sebago Lake Estates or The Seven Estates of Leisure) was planned to be completely self-sufficient community in a 10-year period. It was funded with \$12 million dollars. Leisure Living, Inc. divided the island into seven "estates of leisure." To preserve the intended character of the development, a large amount of land was dedicated to recreational use or walkways and trails. The deed for each lot sold contained strict covenants as to use of the land.

*The
\$12 Million
Story
of
the Seven Estates
of
Leisure*



*The Highpoint Estates . . .
and the Country Club*

*Southcove . . .
the Southcove Yacht Club*

*The Fairway Estates . . .
and Running Hills Golf Club*

*The Timbers . . .
and the Saddle Club*

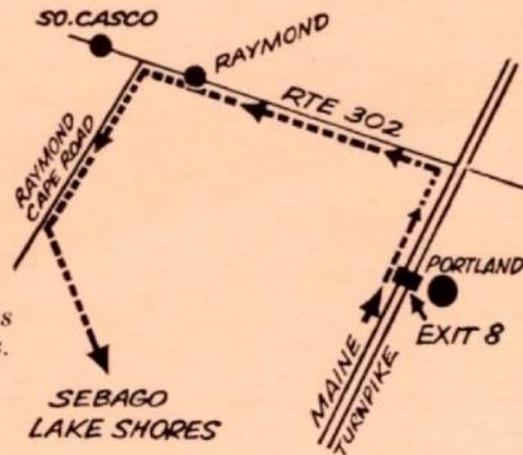
*The Preserve . . .
A Nature Sanctuary*

*Northwoods . . .
and the North Beaches*

*The Sands . . .
and the West Beaches*

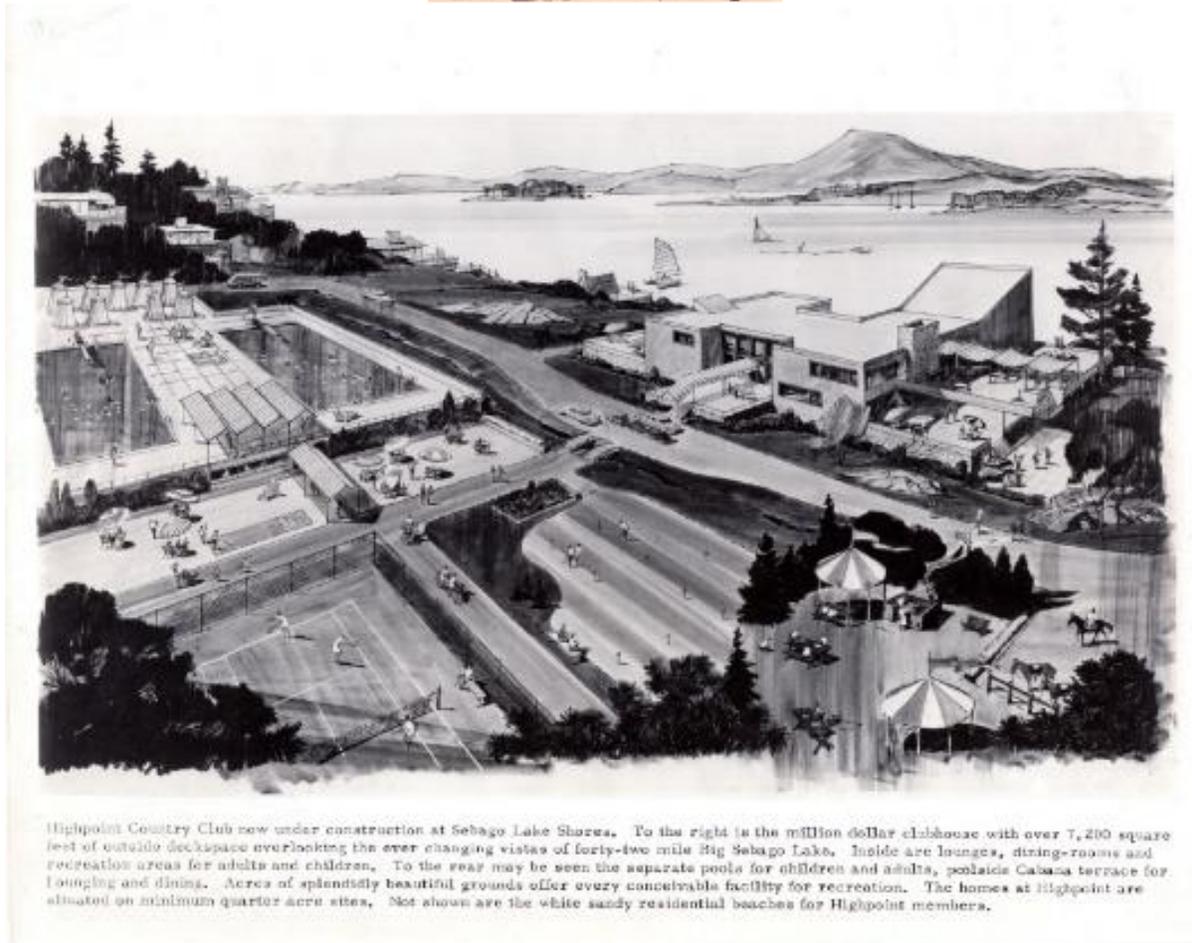


*TAKE the Maine
Turnpike to Exit 8
at Portland. Drive
1½ miles to second
traffic light. Turn left
on Route 302. 2½
miles beyond Taylor's
Marina, you'll see signs
to Sebago Lake Shores.
Turn left as directed
down to the tip of
Raymond Cape.*



This brochure was used to market Sebago Lake Shores to prospective buyers around the New England area. The map makes it look like once you get off the Maine Turnpike, Sebago Lake Shores is right around the corner!

PART 5: 1) Highpoint Estates and Highpoint Country Club



Highpoint Country Club now under construction at Sebago Lake Shores. To the right is the million dollar clubhouse with over 7,200 square feet of outside deckspace overlooking the ever changing vistas of forty-two mile Big Sebago Lake. Inside are lounges, dining-rooms and recreation areas for adults and children. To the rear may be seen the separate pools for children and adults, poolside Cabana terrace for lounging and dining. Acres of splendidly beautiful grounds offer every conceivable facility for recreation. The homes at Highpoint are situated on minimum quarter acre sites. Not shown are the white sandy residential beaches for Highpoint members.

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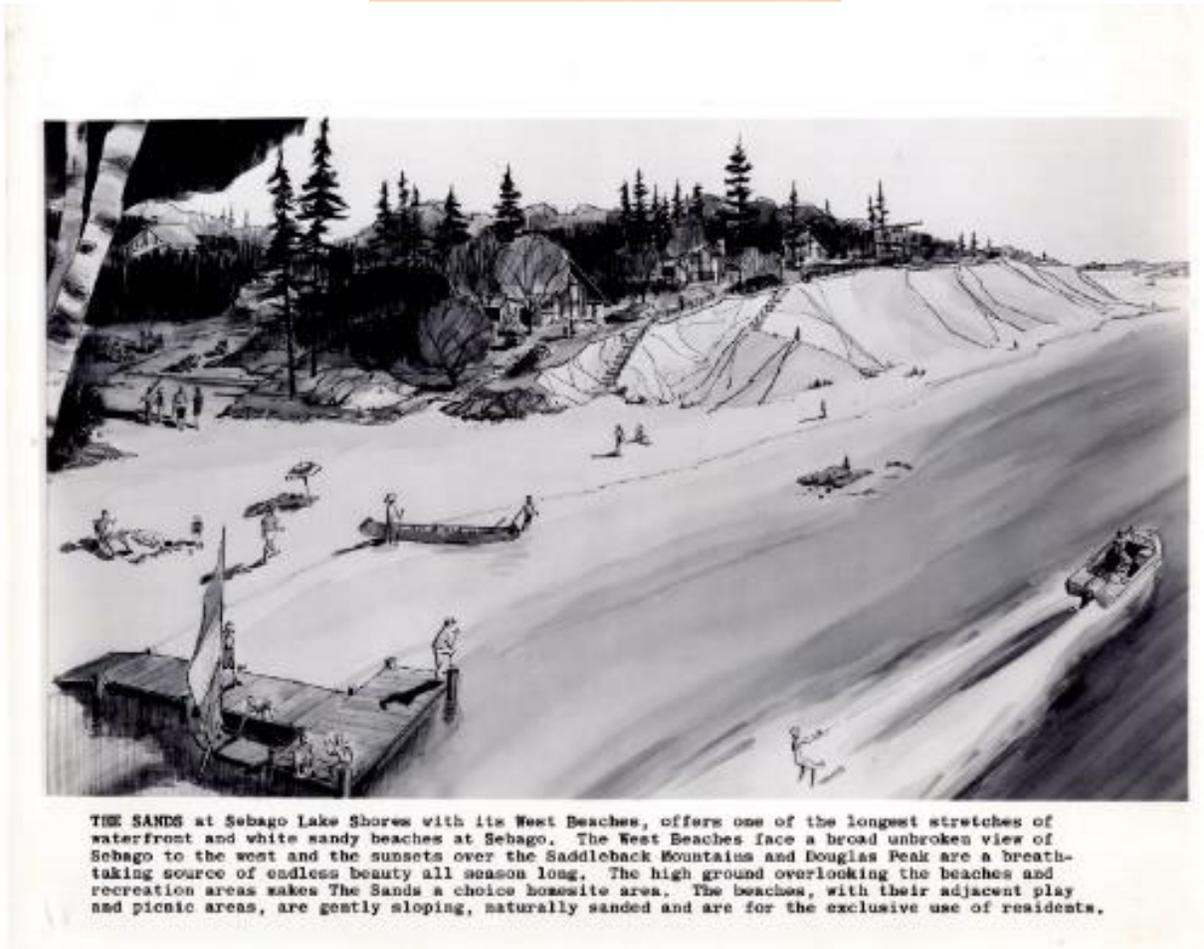
2) Southcove and the Southcove Yacht Club



This is Southcove, one of the Seven Estates of Sebago Lake Shores. Here at half-mile long South Beach a complete boating facility is under construction with two hundred fifty protected fingerslips, in a snug harbor. Ships' store, fuel and services will be provided. In the foreground at the beach are the planned condominium apartments. Homesites are now available at the beach and overlooking the Yacht Club shown on the other side of Southcove Harbor.

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3) The Sands and the West Beaches



THE SANDS at Sebago Lake Shores with its West Beaches, offers one of the longest stretches of waterfront and white sandy beaches at Sebago. The West Beaches face a broad unbroken view of Sebago to the west and the sunsets over the Saddleback Mountains and Douglas Peak are a breath-taking source of endless beauty all season long. The high ground overlooking the beaches and recreation areas makes The Sands a choice homesite area. The beaches, with their adjacent play and picnic areas, are gently sloping, naturally sanded and are for the exclusive use of residents.

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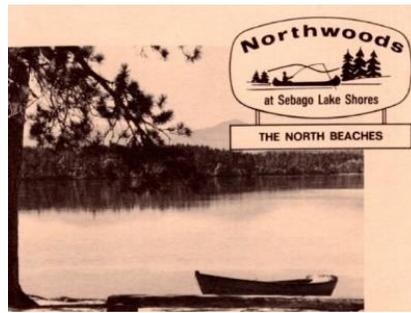
4) Fairway Estates and Running Hills Golf Club



Artists conception of a part of the Fairways Estates at Sebago Lake Shores near the planned new Running Hills Golf Club. Unique arrangement of vacation homesites permits splendid views of the course and an environment for living that should especially appeal to golfers, and is rarely found in New England.

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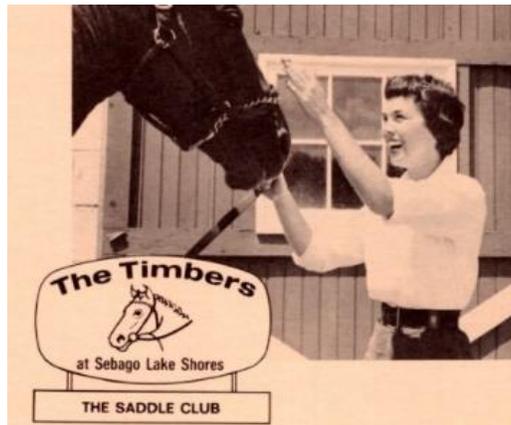
5) Northwoods and the North Beaches



NORTHWOODS at Sebago Lake Shores is featured by a bold promontory affording an unforgettable panorama of the far reaches of Sebago to the north. In the distance looms the giant form of Mount Washington. Residents at Northwoods marvel at their views of the eighty foot granite cliffs known as "The Images" where examples of ancient Indian art, mellowed by time, offer an ever-changing mosaic of beauty. The gently sloping residential beaches are privately maintained for the exclusive use of owners at Sebago Lake Shores and are a bathing paradise for young and old alike.

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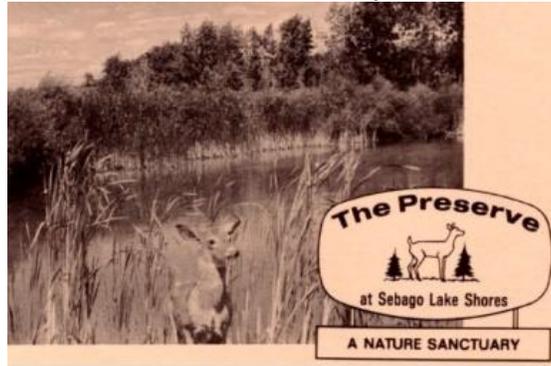
6) The Timbers and The Saddle Club



THE TIMBERS at Sebago Lake Shores is of special interest to those with an equestrian bent. The entire estate is designed with the horseman in mind, even to the design of the homes in the area. Here you may select a woodsy setting for your vacation home. It may be located overlooking the riding ring, near the paddock, or along our two-and-one-half miles of winding bridle paths. A fine horse will be available for anyone who does not own one, and may be leased by the week or for the season.

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7) The Preserve and a Nature Sanctuary in the center of the Island



THE PRESERVE at Sebago Lake Shores. In this Estate we are preserving a unique wilderness of character, where we have set aside a number of well-spaced sites that will especially appeal to those who prefer secluded living. Here deer and small game abound in their natural habitat. For all its privacy, every modern convenience is at hand. The terrain is made up of a verdant forest that embraces hundreds of glistening streams and the cool, clean air contributes to a new sense of well-being.

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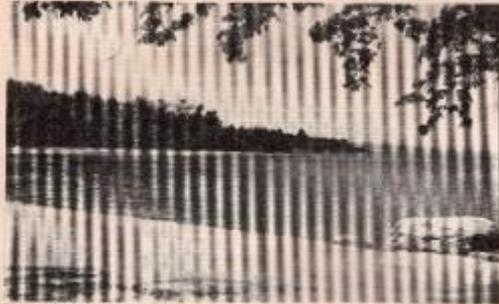
PART 7: In May of 1966, Sebago Lakes Estates was featured in "Argosy - The No. 1 Men's Service Magazine" to promote development.



A NOTABLE STAMFORD HOTEL



Now! A



The beauty of other nearby beaches



The beauty of the "Lettice Lady" cat ferry at White Beach, Sebang in Winter, R. I.



New England's finest yachts



An Apartment cottage



Conducted Sebang Lake Association, serving the Portland area for 27 years

SEBAGO LAKE SHORES is a new waterfront community growing up over the length and breadth of beautiful Frye's Island, a thousand-acre island lying less than 500 yards offshore on famous Sebago Lake—only 25 miles from Portland, Maine's largest city.

SEBAGO LAKE has long been a favorite summer playground for people in the Northeast. Almost 20 square miles in size, it has always been famous for its salmon fishing, and is also stocked regularly with lake trout by the State of Maine. Depths of over 500 feet make Sebago the perfect home for both salmon and lake trout . . . and its waters are so clean and clear that the lake attracts the attention of the entire Portland area.

Located at the Gateway to the White Mountains, and teeming with lakes and streams, the Sebago area prides itself on being the "Switzerland of America". And because of its vast size (it is almost an inland sea), Sebago Lake is unsurpassed for boating and sailing, and allows water-skiers room to roam for miles without interference from other skiers, boats, or bathers.

A Virgin, Wooded Island with White, Sandy Beaches

The Portland area, and much of the land around Sebago Lake, have enjoyed exceptional growth and development over the years. But Frye's Island itself has remained only a quiet, dormant legend, untouched and unchanged in its natural environment, with the exception of a boys' camp which occupies a tiny portion of it, and three or four summer cottages scattered around the island.

SEBAGO LAKE SHORES enjoys the rare benefits of unspoiled natural beauty, white sandy beaches, clear, clean water . . . combined with all the modern conveniences and services that are so necessary to civilized living.

A Completely Self-sufficient Community

SEBAGO LAKE SHORES is a planned, modern community, with all the comforts of home. Well-constructed roads, paved by earth lot and cottage. Telephone service, and 110-220 volt electricity run throughout the develop-

Summer Home Can Be Yours on Sebago Lake, Maine's Most Beautiful Lake!

(or you can buy just your lot now, for the future!)

men, providing the use of all electrical appliances used in your own home. An abundance of cool, clean water, and complete sanitary facilities, are available. Planning for SEBAGO LAKE SHORES includes its own shopping center, churches, recreational facilities, and other components of modern community living.

24-Hour A Day Ferry Service!

5 Minutes from Dock to Dock!
Ferry service is provided by the "Lairdette Lady", a new 64-foot all-steel vessel that accommodates nine motor vehicles and passengers. Specially designed and built for SEBAGO LAKE SHORES, the "Lairdette Lady" is powered by two Caterpillar Diesel marine engines, and is the most modern and advanced vessel of its type. It runs 24-hours a day, and since the island is only 1400 feet from shore, the entire run takes only 5 minutes. As the community grows, additional ferries will, of course, be put into service. In short, you and your family will enjoy all the advantages of privacy that go with island living, while at the same time you will have all the benefits of easy accessibility!

Sebago Lake Shores Is Being Developed By Experienced, Knowledgeable People

The men who are developing this ideal community have had many years of experience in this field, right in New England. Among their successful waterfront enterprises are the following... all people with happy, outstanding families whom you may question at any time!

- Hickory Hill Lake Shores — Lunenburg, Mass.
- Massachusetts Lake Shores — Winchendon, Mass.
- Ridge Mount Lake Shores — Ridge, New Hampshire
- Highland Lake Shores — Washington & Northfield, New Hampshire
- Frodocksbury Lake Shores — Nottingham, New Hampshire
- Long Pond Estates — Northwood, New Hampshire
- Treasure Island — Shepley, Maine
- Lake Belch Shores — Aton, Maine
- Harpswell by the Sea — Harpswell, Maine

- Pleasant Mountain Lake Shores — Denmark, Maine
- Harbor Cove — Chatham, Mass.

When you buy at SEBAGO LAKE SHORES you are thus assured of a high quality community, offering the best of everything in summertime relaxation and leisure living.

Financing and Payments

Have Been Made Exceptionally Easy
Excellent financing arrangements, tailored to meet each customer's individual budget, make it easy for you to finance both the land and cottage.

Cottage financing is handled through arrangements made with a Portland bank, the Cumberland Savings and Loan Association, which has been serving the Portland area for 73 years. Mr. Albert E. Grant, Executive Vice President of the \$27,000,000 bank, has taken a keen interest in cottage construction at SEBAGO LAKE SHORES, and as a result, loans for cottages are available amounting to 80% of the total cost of buying the lot and building the cottage. So if you select a \$3,000.00 lot and a \$5,000.00 cottage, your bank mortgage will amount to \$6,400.00, requiring a down payment of only \$1,600.00, and you may take up to 20 years to repay the balance due on the mortgage.

The purchase of just your lot, alone, requires only a modest down payment, with the balance paid monthly to SEBAGO LAKE SHORES over an extended period of time. No bank financing is involved in buying just your lot.

All Cottages Require Some High Standards

Everyone at SEBAGO LAKE SHORES is governed by the same standards and building code. The requirements to be met are those tried and tested over a period of many years by the developers of SEBAGO LAKE SHORES, so that you are certain that they are sensible and proper requirements. You can also be sure that the high quality of the community will be maintained at all times.

All-Year Use

More and more people, we find, are insulating their cottages for winter use. In this way they can take full advantage

of the fine ski areas nearby. Another extra when you buy at SEBAGO LAKE SHORES!

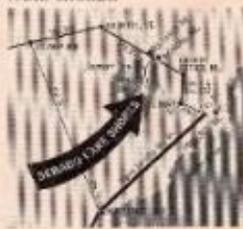
What to Do... Now!

Fill out and mail the postcard inserted with this ad. It will bring you more information about the pleasures and investment benefits available at SEBAGO LAKE SHORES. Remember, please, waterfront property throughout the United States is *gone* at a premium. And at SEBAGO LAKE SHORES you have 7 miles of the finest waterfront property to select from. If you act soon, so said the card now. There is no obligation whatsoever — just your own obligation to yourself and to your family to enjoy the leisure living that you will find at SEBAGO LAKE SHORES!

How to Reach Sebago Lake Shores

If You Walk to See for Yourself
From the Massachusetts and Maine area: Take Maine Turnpike (Rte 95) to Exit 2, just south of Portland. At Exit 8 take Rte 75 west to Gardham. At Gardham take Rtes. 4 and 102 north to Foster's Corner. At Foster's Corner take Rte 102 north to Raymond, 24 1/2 miles. Beyond Turkey's Marina, turn on Rte 102, search for SEBAGO LAKE SHORES signs leading south from Rte 102, along Raymond Cape, about 3 miles, to SEBAGO LAKE SHORES.

From the New Hampshire area: Take Rte 10 north to Conway, New Hampshire. At Conway take Rte 102 east to South Cove, Maine, and watch for SEBAGO LAKE SHORES signs leading south from Rte 102, along Raymond Cape, about 3 miles, to SEBAGO LAKE SHORES.



Some interesting "facts" from this article:

- "Planning for Sebago Lake Shores includes its own shopping center, churches, recreational facilities and other components of modern community living"
- "Time was, your home away from home was simply a crude cabin. Cold coffee for breakfast. Cold feet in bed. Cold shoulder from your wife. Now, it's a different story."
- "Mr. Albert E. Grant, Executive Vice President of the \$27,000,000 bank [Cumberland Savings and Loan Association] has taken a keen interest in cottage construction at SEBAGO LAKE SHORES, and as a result, loans for cottages are available amounting to 80% of the total cost of buying the lot and building the cottage."
- "All-Year Use - More and more people, we find, are insulating their cottages for winter use. In this way they can take full advantage of the fine ski areas nearby. Another extra when you buy at SEBAGO LAKE SHORES!"

PART 8: - "The Argosy Vacation Home: Here is a brand-new vacation home especially designed for our readers. It's all yours for \$5,570 or \$40 a month, delivered to your lot. All you've got to do is pick up the preassembled pieces and put them together. - Actually, if you've had it with big-time, do-it-yourself construction, you can order the whole package and have it delivered, put up and nailed together for a paltry \$8,615."

- "In the furnishings of the house at Sebago, Sears, Roebuck of Portland, Maine, has used rich, warm colors and tones to play against the beauty of the natural Lauan wood interior. The slightly informal and masculine overtones of the Argosy spread carries out that over-all theme."

- "Kitchen package supplied by builder.... including a stainless-steel sink with strainer and faucet with spray, Hardwick Range and oven in antique copper, prefinished honey-birch kitchen cabinets and white sequin Formica countertop with back splash." [cooler used as 'fridge?]



-“Seaplane is an exclusive way to get to island and is not necessary with ferry service available. But it makes a house-warming more exciting and memorable.”



PART 9: By 1966, lots were \$6000 and up. By summer of 1967, about 50 cottages had been built and waterfront lots were averaging \$9000.

On June 15, 1967, Sebago Lake Shores, via Al Bowron and Gould Coleman, was awarded the first annual New England Vacation Home Developer Award by Governor Kenneth Curtis. [Publicity stunt? There was no "second annual award."]



SUNSHINE STATE INFORMATION BUREAU
DIVISION OF SUNSHINE STATE SENIOR CITIZEN
~FIRST ANNUAL AWARD~
NEW ENGLAND VACATION HOME DEVELOPER
OF THE YEAR
PRESENTED TO SEBAGO LAKE SHORES
SEBAGO LAKE, MAINE

THIS AWARD RECOGNIZES OUTSTANDING LOCATION, NATURAL BEAUTY,
DOLLAR-FOR-DOLLAR VALUE, QUALITY CONSTRUCTION, HIGH COMMUNITY
STANDARDS AND ADVANCE PLANNING THAT MAINTAINS AND INCREASES
VALUE. THIS AWARD ALSO HONORS THE DEVELOPER FOR CONTINUED
EFFORTS TO STIMULATE VACATION TRAVEL BETWEEN FLORIDA AND NEW
ENGLAND.

AWARDED THIS 15TH DAY OF JUNE 1967
ARTHUR BECKERMAN
EDITOR

PART 10: During 1966 and 1967, the islanders felt their properties were being highly taxed by the Town of Standish. In October of 1967, Frank Chapman was retained as a lawyer to address the problem of high taxes, lack of representation with Standish officials, and the lack of knowledge by Islanders of what was going on in the Town of Standish.

On February 15, 1968, Frye Island was represented by their lawyer, Mr. Chapman, at a meeting with the Standish town officials. No tax reduction was granted for the 1967 taxes. At the meeting it was also learned that the tax rate would jump from .016 mils to .0208 mils in 1968. At this early stage of development, operations of the island were funded by a \$96 dollar per year annual charge. Each owner was obligated to pay this fee until May 1, 1985.

In 1968, the first ferry boat, Leisure Lady I, was purchased. It was built by Blount Marine in Rhode Island, launched at Raymond Beach and remains in service (as of 2022). [The Leisure Lady I was later renamed the "Ellie Corlis" after longtime maintenance foreman ~1974-1995.) Kevin LaMarre (Frye Island employee 1986-2006) and Town Manager, Vic Richards got the name approved after Ellie passed away in December of 1995.]





PART 11: In 1968, Frye Islanders banded together to form their own landowner's association, the Frye Island Corporation. It was referred as the Frye Islanders Corporation in some documents.

The purpose of the corporation was “to provide for the betterment of private roads and access to serve members, to foster and encourage activities that will lead to greater enjoyment of recreational activities among its membership, their comfort and safety including provisions for utility services.” The FIC was a landowner's association and was a forerunner of Frye Island, Inc.

There major goals for Frye Island Corporation were: 1) to alleviate the unfair tax situation which existed between Islanders and the Town of Standish; 2) to deal with Sebago Lake Shores (Al Bowron et al) as a united group in matters related to the general welfare (e.g. the water supply on repeated tests done by the State Laboratory had too high a bacterial count to be acceptable.); and 3) to provide funding and to be an operating agency ready for ultimate operation and maintenance of common resources.

MEMBERS OF FRYE ISLANDERS CORPORATION AS OF 3/1/69

- | | |
|---|--|
| 1. Mr. Carlos Bartels <i>107 65</i>
34 Warwick St.
Wollaston, Mass., 02170 | 14. Mr. J. R. DeFelice <i>868</i>
54 Colonial Dr.
Tewksbury, Mass 01876 |
| 2. Mr. Robert J. Ballock <i>164-165</i>
15 Cass Avenue
Dedham, Mass. 02026 | 15. Mr. Robert Donovan <i>56</i>
10 Brian Lane
East Northport, N.Y. |
| 3. Dr. Gerald Hogan <i>23</i>
71 North Pleasant St.
Amherst, Mass. 01002 | 16. Mr. Charles Faircloth <i>36</i>
55 Camp Meeting Rd.
Topshfield, Mass. |
| 4. Mr. Frank King <i>108, 110</i>
P. O. Box 117
Mattydale, N.Y. 13211 | 17. Miss Ellen Hendrickson <i>50</i>
3 Louisburg Square
Boston, Mass. |
| 5. Mr Gordon MacLeod <i>139</i>
239 Henning St.
Needham, Mass. 02192 | 18. Mr. Herbert Michael <i>74</i>
22 E. Jacqueline Rd.
Waltham, Mass. |
| 6. Mr. Richard Mucillo <i>79</i>
RFD #1 Terry Rd.
Gales Ferry, Conn. | 19. Mr. Irwin Miller <i>254</i>
26 Baker's Hill Rd.
Weston, Mass. 02193 |
| 7. Mr. David Misula <i>16, 108</i>
24 August Rd.
Simsbury, Conn. | 20. Mr. Carl Packer <i>355</i>
10 Carriage Drive
Lexington, Mass. |
| 8. Mr. Tony O'Donnell <i>74, 149, 150, 151</i>
27 Tremont St.
Portland, Maine | 21. Mr. George Peck <i>248</i>
112 Herrick Rd.
Newton Center, Mass. |
| 9. Mr. Edmond Wise, Jr. <i>32, 33</i>
44 A Burroughs St.
Jamaica Plain, Mass. | 22. Mr. Donald Theriault <i>7.8</i>
887 Duck Pond Rd.
Westbrook, Maine 04092 |
| 10. Dr. William Schumacher <i>56</i>
14 Westwood Rd.
Augusta, Maine 04330 | 23. Mr. Norman Weiner <i>210</i>
47 Ripley St.
Newton Center, Mass 02519 |
| 11. Mr. Richard Summers <i>64</i>
Sunnyside Lane RFD #2
Lincoln, Mass 01773 | 24. Mr. Ronald Weir <i>136</i>
24 James St.
Malden, Mass. 02148 |
| 12. Mr. Lindsay Sutherland <i>31</i>
11 Rachel Road
Reading, Mass | 25. Mr. Clarence Whitney <i>154</i>
36 Robert Post Rd.
South Weymouth, Mass. |
| 13. Mr. Oleg Svetlichny <i>13</i>
9 Semel Rd.
Chelmsford, Mass. 01824 | 26. Mr. Oliver P. Young <i>30</i>
2169 Lehigh Sta. Rd.
Pittsford, N.Y. 14534 |

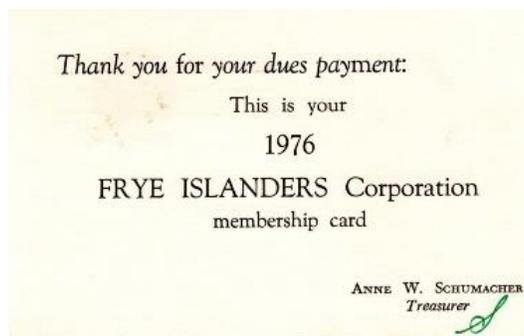
MEMBERS FRYE ISLANDER CORPORATION -2-

27. Mr. Frederick Wolfe 393
Nason Rd.
Ashby, Mass. 01431
28. Mr. Clinton Roche 4
9 Mohawk Drive
Framingham, Mass.
29. Mr. William Welch 801
78 Ivy Rd
Wellsley, Mass 02161
30. Mr. Carl Sherburne 3
1269 North Grand St.
W. Suffield, Conn. 06093
31. Mr. Anton Clement 285
79 Beechwood Lane
Bristol, Conn. 06010
32. Mr. William Gardner 15
4 Edgwood Rd.
East Newton, Mass.
33. Mr. Harry Libby 22
RPD #1 Rt. 302
W. Windham, Maine
34. Mr. Francis Litterio 815-816
Swett Hill Rd.
Sterling Junction, Mass.
35. Mr. Francis Hungen 93
19 Walnut Knoll
Canton, Mass.
36. Mr. John MacCarthy 28
1697 Cambridge St.
Cambridge, Mass 02138
37. Mr. C. Gregg Thompson 901
16 Boulder Brook Rd.
Greenwich, Conn. 06030
38. Mr. Randall A. Hale 822, 823
Maple Ave.
Atkinson, N.H. 03811
39. Mr. Robert Kuzmins 871
25 Bencliffe Circle
Auburndale, Mass. 02166
40. Mr. Gerald J. Avotte 862
163 Pleasant St.
PO Box 51
Trout, Mass.
41. Mr. Ken Bryant 221
5 Sumner St.
Weston, Mass. 02193
42. Mr. Howard Elna 24, 142, 143, 144
20 Walnut Rd.
Weston, Mass 02193
43. Dr. Robert Frank 217
17 Hendrie Drive
Old Greenwich, Conn 06870
44. Mr. Louis Freese 243
57 Ridgwood Rd.
E. Hartford, Conn. 06118
45. Mr. Charles Griffin 244
30 Mountain Farms Rd.
W. Hartford, Conn. 06117
46. Mr. Jay D. Crona 54
189 Franklin St.
Box 413
Reading, Mass. 01867
47. Mr. Arthur W. Hale 70
126 Prospect St.
Summit, N.J.
48. Mr. Warren Knipe 81
60 Weston St.
Andover, Mass. 01810
49. Mr. Sidney Miller 352
312 Waltham Rd.
Lexington, Mass. 02173
50. Mr. William F. Moriarity & Mr. James Barr
686 Haverhill St.
Lawrence, Mass. 01841 249-250
51. Mr. Joseph A. Chertuck 62-268
736 Worcester St.
Southbridge, Mass. 01550
52. Mr. Ralph W. Pearson 350
395 Mass. Ave.
North Andover, Mass.

MEMBERS FRYE ISLANDERS CORPORATION -3-

- | | |
|---|--|
| 53. Dr. John C. Cameron 1080
50 Fox Den Road
Avon, Conn. 06001 | 66. Mr. Richard P. Vandehel 277
139 Forest St.
Medford, Mass. |
| 54. Mr. Arnold Christianson ?
49 Hurdle Fence Drive
Avon, Conn 06001 | 67. Rossina J. Winters 49-509
55 North Maple Ave.
Ridgeveed, N.J. 07850 |
| 55. Mr. Jack Miller 82
162-20 Booth Memorial Ave.
Flushing, N.Y. 11365 | 68. Mr. Normand Lamoureux 111
Cheshire Road
Bethany, Conn. 06525 |
| 56. Mr. Robert C. Mack (sr. and Jr.) 882
7 Sugarloaf Cut
West Simsbury, Conn. 06092 | 69. Mr. Monroe Johnson 73, 153
9210 Ravenwood Rd.
Baltimore 6, Maryland |
| 57. Mr. and Mrs. John Dupuy 87
672 Lakeview Ave.
Rockville Center, N.Y. 11570 | 70. Mr. Charles A. Peirce 77, 78
57 Birch Tree Drive
Westwood, Mass. 02090 |
| Mr. William H. Dunn 220-312
417 Tryon St.
South Glastonbury, Conn. 06073 | 71. Mr. Carl G. Urner 246
69 Carriage Rd.
Wilton, Conn. |
| 59. Mr. PereVal Buxton 29
453 Boston Post Rd.
Marlboro, Mass. 01752 | 72. Mr. Fred Leoni 47
40 Carriage Hill Drive
Branford, Conn. |
| Mr. and Mrs. Edward J. Hallahan 870
Apt. 315
Charles Court
East Woodham, Mass. 02192 | Edward & Priscilla
73. Priscilla
71 PLYMOUTH RD.
W. SPRINGFIELD, MASS 085 |
| 61. Mr. and Mrs. Robert Wilcox 827
737 Smith Lane
Mt. Holly, N.J. 08060 | 74. GEORGE ANN McULLIN 240
15 Intervale Terrace
Reading Mass. 01867 |
| 62. Mr. and Mrs. William Kuske 201
113 Great Plain Ave.
Willesley, Mass. 02181 | 75. Robt. Leonard #277
16 Birch Rd.
West Simsbury, Conn |
| 63. Mr. and Mrs. Fred Clawson 105
29 Forbell Drive
Norwalk, Conn. 06850 | |
| 64. Mr. and Mrs. Charles Frye 327, 328, 330, 338
270 Burges Ave.
Westwood, Mass. | |
| 65. Mr. Leo Stoutsenberger 341
Orchard Hill Rd.
Branford, Conn. 06405 | |

By 1969 there were 70 paid card-carrying members.



THIS CERTIFIES THAT

MR. RICHARD HOUSE

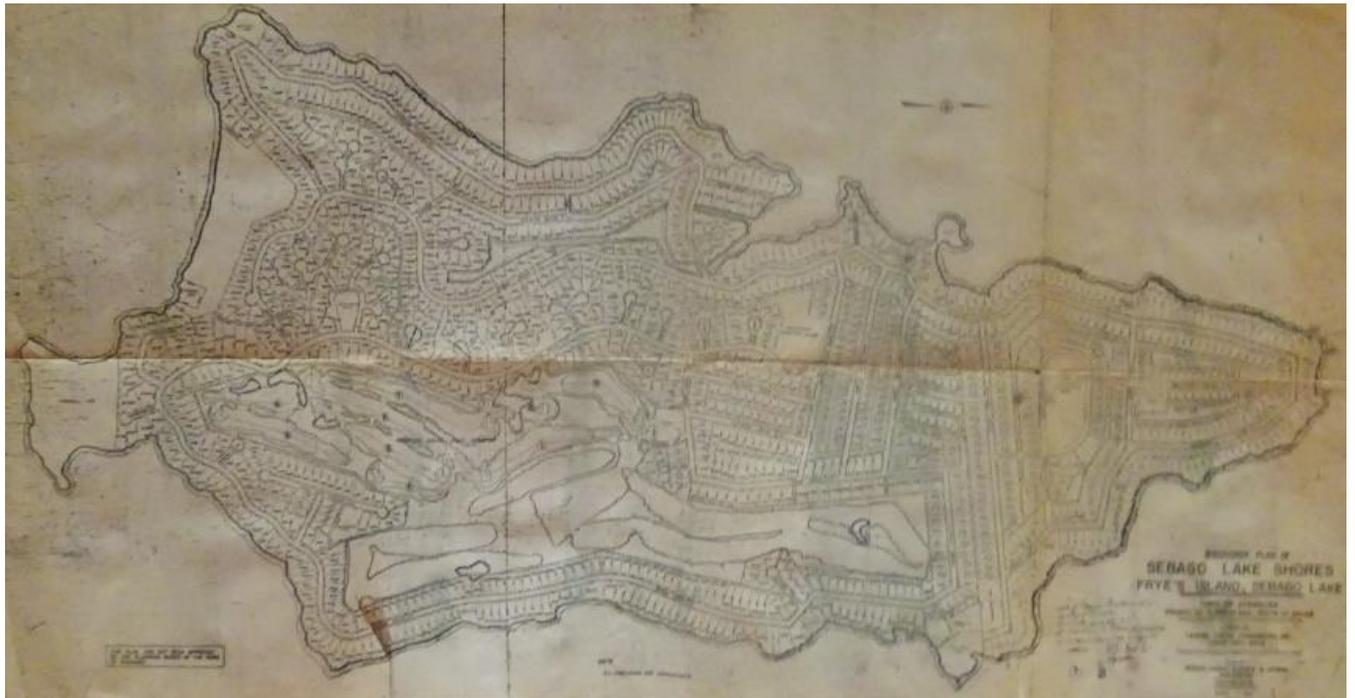
HAS MADE FULL PAYMENT OF THE 1976

FRYE ISLAND ANNUAL CHARGES.

A. L. Tynnell
GENERAL MANAGER

PART 12: Since the spring of 1965, Al Bowron had pleaded with Dr. Earnhardt to sell him his property. In 1969, Dr. Earnhardt finally relented, selling a parcel of 85 acres which included the summer camp. He felt that the island was no longer a tranquil and safe place for a boys' camp. Dr. Earnhardt wrote up a proposition stating that he would keep his property on the point and retain full access to the roads, ferries and other amenities, and that five acres adjacent to his land be set aside with restrictions regarding its use into perpetuity. Al Bowron agreed and immediately wrote a check, purchasing Dr. Earnhardt's land for \$100,000.

After that, the comprehensive development plan for Sebago Lake Shores changed from 603 lots to 1304 lots, and finally in 1969 to 1334 lots!



PART 13: At the July 1969 meeting of FIC [Frye Island Corporation], 72 members met to discuss recurring themes: "1. Bikes and vehicles - posted speeds and prohibition 2. The water supply 3. The ferry schedule and truck runs."

Legislation to secede from Standish failed in Committee. A second ferry had been ordered by Leisure Living. The golf course was in the process of being designed.



1970 was a landmark year in the history of the Island. A bill to transfer Frye Island from Standish to the town of Raymond was introduced into the State Legislature. Leisure Living Inc. came under a Temporary Restraining Order to keep from selling lots on Frye Island. Portland Water District contended that the "soils and sub-soils on Frye Island were incapable of dispersing the wastewater and sewage such a development would produce". The Standish Planning Board withheld its approval of the Frye Island site plan. The State Minimum Lot Size Law was passed.

PART 14: Frye Island continued to make the local news.

In a February 1970 Portland Press article, it was reported that the "Standish Planning Board has withheld its approval of Frye Island Plan because of threat of pollution to the lake. In holding up Frye Island Plan, the Planning Board is operating under a state law that shall require that a plan be "reasonable". The plan wasn't presented to the Planning Board until after many of the lots had been sold. Many of the transactions weren't recorded with the result that this land has continued to be taxed as wild land." The Portland Press also reported that a soil suitability survey made by Cumberland County SCS on Frye Island has come up with only about 83 acres of 873 acres tested even "fair" for septic sewage disposal; about 206 acres tested "poor" and the balance of 582 acres, "very poor". The Portland Water District, Standish, and Greater Portland

Regional Planning Commission were following Frye Island development closely. There were 1390 building lots planned for 1000 acres.

In a Maine Times February 6, 1970, article, it was reported that the Standish Planning Board had voted down the subdivision ordinance. At this time, building permits were granted on plumbing being properly hooked up, not on percolation tests; perc tests were not required. There were already 130 homes built on the island. With combination of high population density, lack of proper laws and poor soil conditions, Sebago Lake could become a giant reservoir for human waste. Mr. Bowron has broken no laws because there were no applicable laws to break. Leisure Living Communities, parent company of Sebago Lake Shores, Inc., owners of Frye Island, is currently under a temporary restraining order to keep from selling lots on Frye Island. The order was obtained by the State and the Portland Water District.

On February 26, 1970, it was reported that the lake's purity and biology will be threatened. Six actions were recommended:

1. Restraining order from selling or conveying ownership
2. Restraining order to prevent construction or altering
3. Permanently forbid until further order
4. Island made available to study by plaintiffs
5. Court retain jurisdiction to allow orderly development
6. State and Portland Water District to determine ownership

The Portland Press Herald reported on February 27, 1970, that the preliminary hearing was to request for a restraining order against Leisure Living Communities, Inc. "The conflict between the development and pollution involves more, in this instance, than just the many landowners about the perimeter of the lake. Sebago Lake as the water supply for the whole Greater Portland area is the wider concern." It was the contention of the State and Portland Water District that soils and subsoil conditions on Frye Island are "incapable of adequately dispersing the wastewater and sewage" such a development would produce. They asked restraint of any immediate development while they request access to the Island for the purpose of studies that might reveal how it could be developed without adversely affecting the lake.

A restraining order had been issued in March of 1970, preventing further sales of property until April 30th, 1970. Frye Island's attorney, Chapman, represented 50 or 60 owners to help them protect their existing property rights and to prevent Leisure Living from revoking contracts or from charging current owner a fee for remedies to the pollution problem.

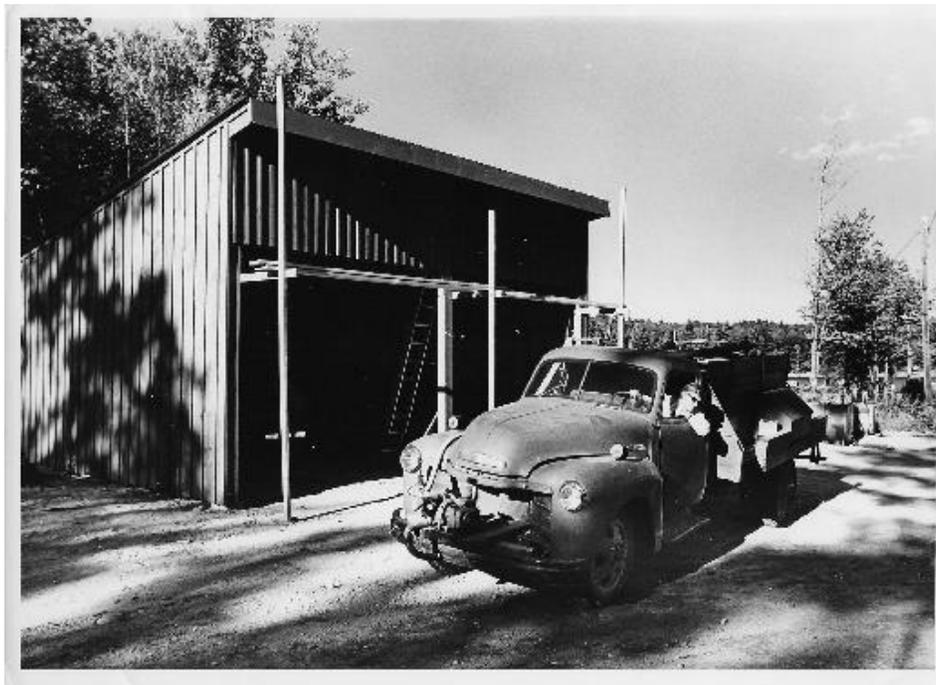
Also, in 1970, the Leisure Lady II was purchased. Both ferries were built by Blount Marine in Rhode Island and remain in service (as of 2022.)

PART 15: In May of 1971, there were 143 cottages on the Island and 78 owners belonged to Frye Island Corporation (FIC). Al Bowron had died, and the status of Leisure Living was up in the air. By July, Frye Island Corporation had 91 members. The Association was still battling the Town of Standish for tax equity and fairness, and FIC was hoping to form a Village Corporation. Members of FIC were also concerned with the financial position of Leisure Living. In August, FIC met with Leisure Living and discussed the future of Leisure Living and the future operations of the ferry, roads, water, etc.

By 1972, contracts had been written for 940 lots and conveyances had been made for 280 lots.

In January of 1972, the Board of FIC met with representatives of Leisure Living. The Board was re-assured of Leisure Living's good intentions. By August, the FIC newsletter noted that Leisure Living was almost in bankruptcy; that the Court case between Leisure Living and the Portland Water District over phosphorous export from the Island to the Lake was still unresolved; and that FIC had requested that their attorney prepare two bills for the state legislature--one, to transfer the Island to the town of Raymond, and two, to make the Island an independent town.

On the back of this photo of a 1954 firetruck donated from the town of Standish in 1972 someone wrote "The only thing we have ever gotten for our taxes."



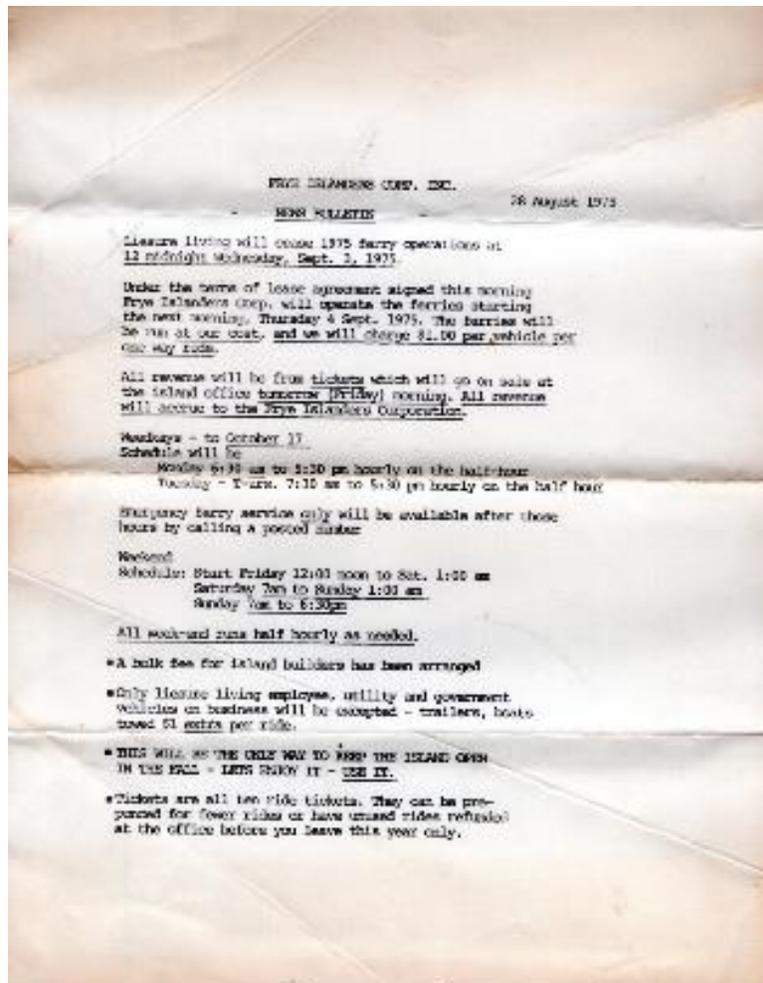
PART 16: By the end of the 1972 season, the Running Hills Golf Course had finished its first season of play. The Geoffrey Cornish designed course opened with the completion of nine holes and a makeshift Pro Shop.



By January of 1973, the legislative bills of 1972 were filed. More than 50 property owners attended the hearings on the bills. Both bills were defeated in April. By September of 1973, the court decision on its Findings of Fact on development on the Island was rendered. In March of 1974, the Findings of Fact were issued as Superior Court Orders: 750 summer homes with separate sewer systems would not significantly increase phosphorous pollution in Sebago Lake. The Court also ordered that all claims against Leisure Living for alleged violations of subdivision and site selection laws be dismissed as it was determined that no laws were broken.

Discussions between Frye Island Corporation and Leisure Living continued during 1973 and 1974. Ideas for a successor corporation were discussed, as were concerns for cost of operations, obligations, assignment of rights, and enforcement. When this succession would take place was not decided. In 1974 and into the winter of 1975, another bill was introduced into the Legislature. This bill would incorporate Frye Island as a Village Corporation. Now, Frye Island Corporation was concerned with the legislative efforts of becoming a Village Corporation, and the succession efforts of transferring power from Leisure Living to the island. Specifically, how could the Islanders provide services to the Island and have an enforceable service charge for island operations?

PART 17: In August of 1975, The Board of Directors of the Frye Island Corporation made a proposal to Leisure Living to assume operations of the ferry service after Labor Day 1975. Funds were appropriated to take over the ferry service and operate the ferry on a fee basis. During this time, all Frye Island owners were asked to become members of the Frye Island Corporation to financially support the transition. Leisure Living meanwhile was working to get approval to transfer ownership of the ferries to the Frye Island Corporation. Tony Clement was president of the Frye Island Corporation. Membership dues were \$125, and owners were asked to continue to pay a \$96 "service charge" to Leisure Living. Owners were also asked to try to recruit more owners to become members.



“Leisure Living will cease 1975 ferry operations at 12 midnight Wednesday, September 3, 1975.

Under the terms of lease agreement signed this morning, Frye Islanders Corp. will operate the ferries starting the next morning, Thursday, 4 September 1975. The ferries will be run at our cost, and we will charge \$1.00 per one way ride.

This will be the only way to keep the island open in the fall – USE IT.”

The ferries were run weekdays Monday 6:30 am -5:30 pm and Tuesday through Thursday 7:30 am – 5:30 pm hourly on the half-hour. On weekends, they were run Friday 12 noon – 1 am, Saturday 7 am – 1 am and Sunday 7am – 6:30 pm.

PART 18: In 1975, Frye Island Corporation became Frye Island, Inc. and the state legislature studied a bill to grant the Island self-taxing powers.

While the transfer of assets from Leisure Living to the Islanders was being secured and the new corporation (Frye Island, Inc.) formed; the State Legislature was reviewing the Act to Incorporate Frye Island Municipal Services Corporation.

SECTION V

METHOD OF OPERATION

A. An Analysis of the FII vs. FIMSC for Management of the Island

Those of you who read the law on the Frye Island Municipal Services Corporation know that the voting this week is to decide whether we will adopt it or not. On the almost certain assumptions that it will be adopted by a large majority of those voting, it seems appropriate to summarize what it can and cannot do for us and what it means for us in relationship to the present operation of Frye Island by FII.

1. Like FII, the FIMSC has as its legal voters all owners and buyers on Frye Island.
 2. The MSC provides us a means for enforceable self taxation by assessment of charges and fees identical or similar to those now in use by FII, but it has some provisions that concern us though we do not yet have explicit legal interpretations of all the items of concern. For example, those charges and fees may only be applied to the specific necessities for island operation such as ferry service, roads, dump, water, police and fire protection, i.e. ordinary municipal services.
 3. The taxing and land-taking power of the MSC is subsidiary to that of the town so that is FII completely converted to an MSC, instead of Frye Island Inc. being able to assume a property on behalf of all its owners if the \$96 annual service charge is in default, the land taking would be subsidiary to the town by virtue of the charge being included within the MSC as a tax. (At this time, if a buyer or owner defaults on annual services charges, FII (we) can take title to the property and merely pay the Standish property taxes.) Also, once the MSC powers are utilized in any way for the ferry, the ferry service cannot remain a private ferry service for Frye Island but must be open to the public as long as they choose to pay the charges, even though only the roads on the island would be open to the public. None of the beaches or amenities would have to be, but policing could be a serious problem.
 4. The MSC allow a real estate surtax to be assessed on any projected or realized deficit from the operation of those necessities, and such amounts must be prorated over the entire real estate base of the island. Because no properties are exempt by the MSC law from taxation by the town (including those within the MSC), and because for the surtax purposes a buyer is considered an owner, there will not only be an increase in individual and collective taxes but lots under contract, with the contract purchaser being taxed as if he were deeded. If these taxes are not accepted by the buyer, either FII as successor to LL must pay them to recover them or the town could conceivable that the land from the buyer for non-payment of the taxes we imposed. This is probably an unlikely extreme.
 5. The foregoing are some of the reasons for going very slowly on utilization of the MSC powers, and certainly argue overwhelmingly not to convert FII from a private stock corporation to an MSC entity, because not one penny of income except from amenities could then be spent on amenities/maintenance.
 6. It therefore, seems prudent to implement any MSC powers most carefully, even though it is deemed essential for us to possess these powers and hold them in reserve.
- B. Proposed Approach The present plan of the Executive Committee, endorsed by the Board, is as follows:
7. Vote to adopt the MSC but hold its powers in reserve, at least through the 1976 season.
 8. Continue operation of Frye Island by FII as a private stock corporation owned by all of us.
 9. Continue to obtain concurrence by FII corporate means with all the elements of the budget, i.e. dwelling fees, with a goal of 100 percent compliance. Assess the efficacy of this approach at the end of the 1976 season.
 10. Conclusion: The MSC is a necessary legal reserve, but FII is a healthy, well-managed, and flexible (see By-laws in Appendix A) corporation which may well operate Frye Island in the best interest of all its shareholders better than the governmental approach. It should be given a longer trial, and decision by the FII board and membership on timeliness and degree of MSC implementation should be carefully and seriously considered so that the interests of all investor shareholders are always supermost in decisions which affect them.

**On February 12, 1976, title to all real and personal property of Leisure Living, Inc. was transferred, free and clear of liens and encumbrances, to Frye Island, Inc. for \$1.00.

On March 26, 1976, the Act to Incorporate Frye Island Municipal Services Corporation passed the legislature, and the Municipal Services Corporation was created. Frye Island Inc. continued to collect service fees and cottage fees until 1981. The Frye Island Municipal Services Corporation (MSC) was given the power by state Charter to levy a property tax on all land and buildings on the Island and to levy assessments for public services as needed (i.e., ferry, rubbish, water, etc.). The Municipal Services Corporation began taxing owners in 1982 and had the legal authority to enforce its tax collection through the lien process. The MSC had the authority to raise money through bonding. The MSC did not have the authority to write and enforce its own ordinances.

PART 19: In 1976, Arnold Tyrrell, Frye Island General Manager (whose nickname was "Your Man in Maine") wrote in the Winter Newsletter: "Not every owner was satisfied with all the results of occurrences in 1976, but many things --a STORE, rubbish collection, a new road leading to the ferry landing added to the Island."



In the July 1976 Frye Island Incorporated Newsletter, Clinton Roche, Acting President of FII wrote: "The transition crisis on Frye Island has passed. Ownership and operations have been fully transferred to Frye Island, Inc., a company wholly owned by lot owners or buyers on Frye Island. It seems very fitting that in the spring of our bicentennial year as a nation we achieved special independence of our own. Our independence was, happily, not achieved by rebellion, but rather somewhat reluctantly assumed with the cooperation of the company which we succeed, and with a combination of tools of both private enterprise and local, limited government available to us to determine our own destiny and assure our continued success."

In the July 4, 1976, Newsletter from Clinton Roche to Frye Islanders, Inc Shareholders he wrote "I believe that Frye Island, Inc. is on the road to success. Some of the most visible achievements, not even addressed in the report, are the establishment of a beautiful island store, and the best amenity plan and staffing ever realized in the history. There is a Golf Pro Shop with a resident pro, and a tennis pro is giving lessons. Your investment in Frye Island is safe and sound, but I repeat in this letter what I stated at last night's meeting. The officers and directors of Frye Island, Inc. have received much credit and applause, but WE WOULD NOT BE WHERE WE ARE or anywhere near it, without the tremendous work and dedication of the ISLAND GENERAL MANAGER, Mr. Arnold Tyrrell."

In the August 1976 FII Newsletter, Clinton Roche wrote: "The Town of Raymond voted to accept what is known as the Raymond Cape Road as a town road and pave it to a point just beyond the ferry landing."

In a December 1976 letter, Clinton Roche wrote: "Once again, the season for Frye Island is over, the Island is secured for the winter, and the ferries are put away for a well-deserved rest. Before discussing what is to come, I would like to reflect on the past year. With the purchasing of Frye Island, the Islanders faced many unknown factors, but had planned well for this very large operation. Repairs and unusual breakdowns created problems and a strain on the budget. For the first full year the board had to create solutions to some difficult problems. My own feeling is that with a board, many facing these problems for the first time, they in many ways made my job much easier, as I had the ideas and resources of many to rely on.

To date, 17 new homes have been started. Banks have looked at the operation, favored it, and begun lending for these new homes. Some mortgages have already been approved for next year.

Future traffic now has to be considered: a new road is under construction on the Island to help service to ferry landing and store. The area fondly known as The Dump has been cleared and covered over. Rubbish collection will replace this eyesore."

PART 20: In November 1976, Clinton Roche felt the need to resign, and William Nofsker was elected President of Frye Island, Incorporated.

In the September 1977 Newsletter, William Nofsker, President wrote: "The large majority of owners have supported your investment in Frye Island with prompt payment of the annual maintenance charges and dwelling fees. The \$96 Maintenance Charge applies to ALL PROPERTY OWNERS and CONTRACT LOT PURCHASERS ...The \$125 Dwelling Fee applies only to COTTAGE OWNERS."

In the Winter Newsletter of 1977, Arnold Tyrrell wrote "As you know, our operating budget for 1977 includes only enough money to provide for the essential maintenance of our island. This letter is an invitation to you to join your island neighbors for a great preseason party (work party, that is!) on May 21-22."



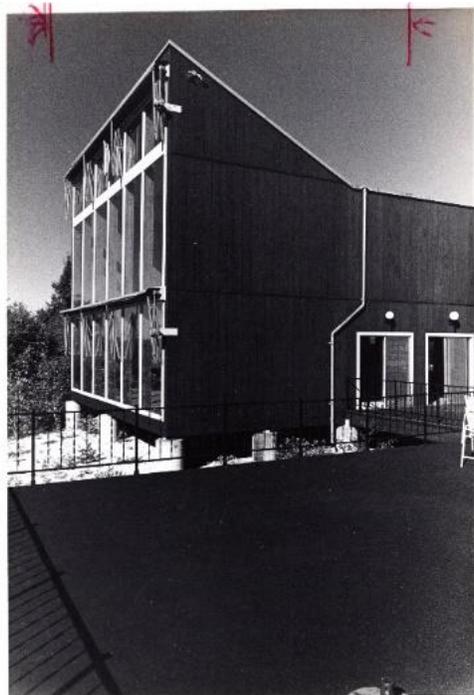
The “Volunteer Work Weekend” on May 21 and 22, 1977 was a great success! Among the major accomplishments were the complete repainting of the administration building, the firehouse, the cabana colony, and the ferry trailer. A substantial amount of work was performed on the country club deck, and sanding, staining, etcetera inside the country club. The beaches were cleaned; trash receptacles, docks and picnic tables have all been repainted. The big bulletin board in front of the office was installed. This is one of many Work Weekends during the 1970s that many island residents participated in.

PART 21: The Frye Island Presidential Cup Invitational Golf Tournament was held Saturday, September 3, 1977, at Running Hills Golf Course. “A standing trophy with each year’s winner will be on display at the Highpoint Country Club. No entrance fee will be required, but each player will have to pay the regular greens fee.”

High Point Country Club set a record for activity and profitability. Running Hills Golf Course had a record of number of players, despite the rainy spring season. The Frye Island General Store established a new high in sales. There was uninterrupted 24-hour ferry service during the peak of the season. Rubbish collection was the most convenient and reliable ever. The maintenance and office staff provided a new level of service and accomplishments. A record number of owners turned out this past spring for the volunteer work weekend

In 1977, the ferry began 24-hour service on June 24 and continued that schedule until September 11, running on the hour and half-hour 24 hours a day. Initially, \$2 tickets and decals could be purchased before a deadline. After the deadline, \$3 tickets were available in bulk. Tickets were purchased in the Office at the island ferry landing.

Meanwhile, the Country Club [Community Center] was in the process of obtaining a liquor license. Once obtained, state law states that customers could be no longer BYOB to events. Dinners were served from 6:30 pm to 8:30 pm daily. To enjoy an evening meal at the country club, you had to be a card-carrying member or a guest of a member. Happy Hour was from 5:00 pm to 7:00 pm, and any mixed drink was \$1.00 during that time. Lunches were available from Noon to 1:00 pm daily, sandwich and salad only, no hotdogs or hamburgers.



PART 22: 1978: During the summer of 1978, the Highpoint Country Club (present day Community Center) continued to be an immensely popular spot for recreational and social events. In 1979, the Highpoint Country Club name was changed to Frye Island Golf and Tennis Club.



Summer of '78
Tentative Schedule

Off-Season Weekend Schedule:

Fri. 7-11 pm
Sat. 1-11 pm
Sun. 1-6 pm

Effective weekends of May 26,
June 3, June 10, June 17, June 24,
Sept. 7, Sept. 14 and Sept. 23.

The Country Club will keep
"crazy hours" during the work
weekend, May 19.

SUMMER SCHEDULE

SUN. 12 noon - 10pm
MON. Closed
TUES. 2pm - 12 midnight
WED. 2pm - 12 midnight
THURS. 2pm - 12 midnight
FRI. 2pm - 1am
SAT. 12 noon - 1am

The Country Club diningroom
and bar will open on summer
schedule effective 6/28/78 and re-
turn to weekend off-season
schedule 9/10/78.

The diningroom will be closed
each Monday and Tuesday due
to inadequate patronage last
summer. The bar will be
closed Mondays only, as will
the entire club. The bar will
feature a "Happy Hour" daily
from 4-6 pm. The diningroom
will open daily at 6pm. We
will open for Luncheons by
request. We will be featuring
the popular "Wed. pm Family
Dinner Special" again this year.
Just a reminder: Maine
drinking law changed - You
must be 20 yrs. of age. . . .

TENTATIVE CALENDAR OF EVENTS

- SAT. 7/1 Opening Dinner Dance - 16.00
a couple. Cocktails at 7 & Dinner
at 8. By reservation a must!
- SAT. 7/1-7/4 Tennis Tournament, Men's
& Women's Singles, Men's & Mixed Doubles,
12 and under. We guarantee better
organization & better prizes.
- Tues. 7/4 Strawberry Shortcake Spree
1-3 pm and we won't run out . . .
- Tues. 7/4 Bingo 8-10pm (16 yrs. & up)
- Sat. 7/8 Chicken Barbeque at 7:30pm and
Entertainment in Lounge. By reservation.
\$9.00/couple
- Tues. 7/11 Bingo 8-10pm (16 yrs. & up)
- Thurs. 7/13 Wine Tasting Party - 2pm
- Sat. 7/15 Auction 9pm
- Tues. 7/18 Bingo 8-10pm
- Sat. 7/22 Down-Maine Clambake with
entertainment following in Lounge - By
reservation only! \$18.00/couple
- Sun. 7/23 HAYRIDE AT 4pm
- Sun. 7/23 CRAFTS FAIR 1-5 pm
- Tues. 7/25 Bingo 8-10pm
- Fri. 7/28 Family Field Day - 2 pm
- Sun. 7/30 Islander's Flea Market 1-4pm
- Tues. 8/1 Bingo 8-10pm (16 yrs. & up)
- Sat. 8/5 Island Gong Show 9pm Adm. \$
- Tues. 8/8 Bingo 8-10pm
- Sat. 8/12 Chicken Barbeque at 7:30 pm and
Entertainment in Lounge. By reservation.
\$9.00/couple
- Tues. 8/15 Bingo 8-10pm
- Thurs. 8/17 Wine Tasting Party - 2 pm
- Sat. 8/19 Down-Maine Clambake with
entertainment following in Lounge - By
reservation only! \$18.00/couple
- Tues. 8/22 Bingo 8-10pm
- Sat. 8/26 Open date - suggestions?
- Tues. 8/29 Bingo 8-10 pm
- Fri. 9/1-9/4 Tennis Tournament
(Same as 4th of July)
- Sat. 9/2 Dinner-Dance (Same as 7/1)



(Tennis players: Ed Byrnes, Russell and Dick House and unknown in 1979)

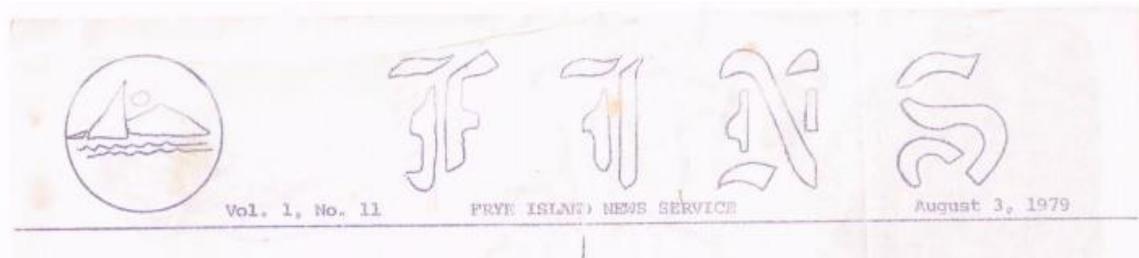


There were cabanas and two pools, one for children and one for adults, at the Country Club.

PART 23: Believe it or not, in the late 1970s, there was a beautiful view of Sebago Lake from the Country Club (present day Community Center)!



In the Winter Newsletter of 1979, Arnold Tyrrell, General Manager shared the following: "We are gearing up the on-island newsletter, FINS (Frye Island News Service) to be handed out Friday evenings and Saturday mornings as you arrive on the Island."



Concerning the ferry, Tyrrell wrote "We are working on the gasoline problem and the fuel problem for the ferries. Please realize that with the fuel shortage, diesel fuel is getting harder to obtain. At this time, we are preparing a new schedule in case we need to reduce our usage."



PART 24: In the Frye Island Incorporated Newsletter of April 14, 1981, Jim Kilcommons, FII President shared: “.....the Board of Directors and the Golf Committee have been discussing possible ways to build a new pro shop without using FII [Frye Island Incorporated) funds.

We are currently examining a proposal to build the shop with loans from volunteers. The loans would be small and would be repaid over 10 years at 10% interest from the additional golf play income that the new facility would generate. This proposal will be discussed at the Stockholders’ Meeting; meantime, it would be helpful to get an idea of how much support you would give such a project. At this time, we do not know if enough funds can be generated to build just a restroom [or] a restroom and pro shop or a complete facility with light meals and bar. If you, personally, would be willing to loan a small amount – say \$300 or whatever amount you might consider, let us know what the amount might be.”

Fifteen Islanders each loaned \$1,000 to Frye Island, Inc. to contract and build a new clubhouse. Forty Islanders volunteered their time and labor and finished the inside of the Clubhouse.



FINAL: This is another advertisement in an unknown publication around 1980:

LAKE SEBAGO - FRYE ISLAND



Like a green jewel set in blue Sebago, the community of Frye Island offers quiet and privacy in a lovely woodland setting. Managed directly by owners, its community association provides summer water, road maintenance and rubbish service. General store in season, pool, tennis courts, clubhouse & beautiful 9-hole golf course. New golf clubhouse currently under construction. Access by car ferry May thru October, by snowmobile or x-country skis when lake is frozen. Ferry holds 9 full-size cars--5 minute ride from landing on Raymond Neck. Excellent shopping and entertainment on mainland nearby, and only 40 minutes to Portland or Lewiston, 2½ hours to Boston. Renowned Sebago Lake fishing and boating, and spectacular views of Maine's 2nd largest lake. Own your own waterfront, or share 10 beautiful sandy beaches with other Island residents. On Frye Island you will find more of what you buy property in Maine for--and for either lots or cottages, the value-for-cost is better than anywhere else on Sebago.

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mainland nearby, and only 40 minutes to Portland or Lewiston, 2 ½ hours to Boston. Renown Sebago Lake fishing and boating, and spectacular views of Maine's 2nd largest lake. Own your own waterfront or share 10 beautiful sandy beaches with other island residents. On Frye Island you will find more of what you buy property in Maine for – and for either lots or cottages, the value-for-cost is better than anywhere else on Sebago.”

Meanwhile, in 1980, Dr. Earnhardt made the decision to sell the remainder of his property to a consortium headed by Carl Bloom of Raymond Cape. He reported that he “walked away and never looked back.”

In the early 1980s, the Island learned to self-govern. But that is another story.....